

BETTER HOMES & GARDENS BOOK OF



Home Plans



Better Homes & Gardens ★★★★★ Home Plan No. 1405

Book B, showing 23 selected homes with three or more bedrooms. The exclusive services at right are available for each home. Also available is Book A, with homes of two bedrooms.

- ★ Designs by skilled architects—style and livability assured
- ★ Detailed working drawings—to guide the building craftsman
- ★ Cost-finding list of materials—allows for local price variations
- ★ Complete specification forms—to insure the house you want
- ★ Contractor-owner agreement—protects you and your contractor

June 1, 1946

Better Homes & Gardens Book of



Home Plans

This book will give you complete information about the exclusive Better Homes & Gardens ★★★★★ Home Plan Service, what it is and how it operates to provide you with definite cost information in planning your home of tomorrow. All home plans are designed by the nation's leading architects and conform to the standards of the Federal Housing Administration. For minor local variations you may consult your FHA Regional Office. This book, Book B, pictures and describes homes with three or more bedrooms. Available, also, is Book A of two-bedroom homes.

Edited by John Normile

Architect-Editor of Better Homes & Gardens, Member of the American Institute of Architects

CONGRATULATIONS on your desire to build a new home! Even tho you may not be able to build immediately, you can dream it—scheme it—bring your plans to perfection by starting the spadework. Looking ahead to the day when you can tackle the job in earnest, you can dream-build a *Better Homes & Gardens ★★★★★ Home* now. This book will help you do just that! The plan was originated by the magazine in January, 1932, as a further service to home-loving people who want the homes they build not only soundly constructed but architecturally pleasing.

Why the Plan Was Established

The *Better Homes & Gardens ★★★★★ Home Plan Service* was developed to help our readers determine the exact cost of the home they want to build in their particular cities. Building material and labor costs vary widely, not only from section to section, but from city to city. What you want to know is exactly what a home design that strikes your fancy will cost you to build in your community. The second part of the plan, explained in following paragraphs, enables you to do just that.

Your Cost-Finder— The List of Materials

For each *Better Homes & Gardens ★★★★★ Home* you see in this book and in the magazine itself, we publish a List of Materials.

As you turn thru the pages of this book you will see that each home bears a number; for instance, the one on page 16 carries the number 908. So if you like this particular home and want to find out the cost to build it in your city, you can obtain a cost finding List of Materials for it at your local retail store selling *Better Homes & Gardens ★★★★★ Home Plans* or by writing directly to us for it. Inclose 10c and we'll send you the List of Materials needed for Home 908.

Then you take this List of Materials to an architect, a building-materials dealer, or a contractor. Using it as a guide, with his authoritative experience in material and labor costs, he will be able to figure for you exactly what it will *cost to build* this home in your city.

An architect, building-materials dealer, or contractor will be glad to give you these costs to build. When he knows exactly how much material it takes to build the home, it is not difficult for him to estimate the cost. He wants to serve you in every way possible, for he is a well-established businessman in your city. It is good business for him and good business for you. You need not hesitate to take the List of Materials to him.

Working Drawings

Most important to you at the present time, perhaps, is the availability of our Working Drawings, for you'll want to plan for the future with them. One sheet of typical Working Drawings is reproduced on pages 4 and 5. Working Drawings may be purchased for

\$5 for the first set, \$2.50 for additional sets when ordered at the same time.

Better Homes & Gardens ★★★★★ Home Plan Working Drawings are not mere sketches or reduced drawings. They are complete, accurate, architect's drawings from which your builder or contractor can build your home and on which your architect can check. They eliminate guesswork.

Specification Form

This form is given to you without charge with the working plans and is a written explanation of them. In it are specified the quality of the materials which are to be used in your home and the kind of workmanship necessary to insure sound construction. The specification form details all the decisions to be made regarding the building materials needed to complete your home and the method of installation. Be certain everything you want in your home is specified.

Contract Agreement

Another part of the plan, the contract blank which is given you with the working plans and specifications, is to be signed by you and the contractor. It provides that your home shall be built according to the plans and specifications and for the sum agreed upon. Signed by your builder, it is legally his binding promise to build your home exactly as specified and therefore does what we want

it to do—protects you, insures the sound and architecturally right construction of your home, safeguards your interests at every step. Since the building of a home is usually considered a lifetime investment, not only in money but in the thought and the care that go into planning a home, every possible safeguard should be taken to avoid dissatisfaction or disappointment.

How to Order Working Plans

When you find the home plan you like in this book, or in the magazine itself, look for its number. It will appear plainly on the page or pages on which the plan is reproduced.

If the number, for instance, is 908, and you want the Working Drawings for it, you may obtain them at your local retail store selling *Better Homes & Gardens* ★★★★★ Home Plans or by writing directly to *Better Homes & Gardens*, saying that you want the Working Drawings for Home Plan No. 908 and inclosing \$5 with your request, using the handy coupon on page 26 of this book. You will then receive the drawings, the specification form, and contract agreement.

The first set of plans cost only \$5, which isn't only for the plans themselves, but also for the right to build the home. When you pay for the first set you're privileged to buy additional sets for \$2.50 each. *Be sure to specify the number of the Working Drawings when*

ordering from either source.

Garage Plan Included

When a ★★★★★ Home Plan does not have an attached garage we include, at no extra cost, with the working plans of the home, detailed plans, also, for a detached garage, the architecture of which will harmonize with the architecture of the home.

Use An Architect

To insure the very best results from the use of *Better Homes & Gardens* ★★★★★ Home Plans we urge that you employ a competent architect in your area to help you thruout your building project. He will provide the following expert services.

1. Advice on the selection of the best site for your home.
2. Help in the selection of best home plan for that site.
3. Advice on the plans and minor changes which may prove advisable. He will do so, however, without destroying the high quality of design incorporated in the plans by the original architect.
4. Advice on the selection of materials and completion of your specifications.
5. Help in selecting a good builder. (He will, if you wish, arrange for competitive bids by several builders.)

6. Supervision of construction, insuring conformance to the contract in every detail.

Thus, for a reasonable fee, you will enjoy expert, disinterested advice at every stage of your building program. You will find it money well spent, indeed.

If there's no architect near to help you, step cautiously in making your own changes in the plans. Or better still, if in doubt, don't step at all. Insist that your builder follow exactly the proportions and details shown on the drawings. *Better Homes & Gardens* ★★★★★ Home Plan designs are carefully prepared by the original architects, and their high quality can be lost easily by ill-considered changes or carelessness in following the details as drawn. See that your builder doesn't deviate from the drawings.

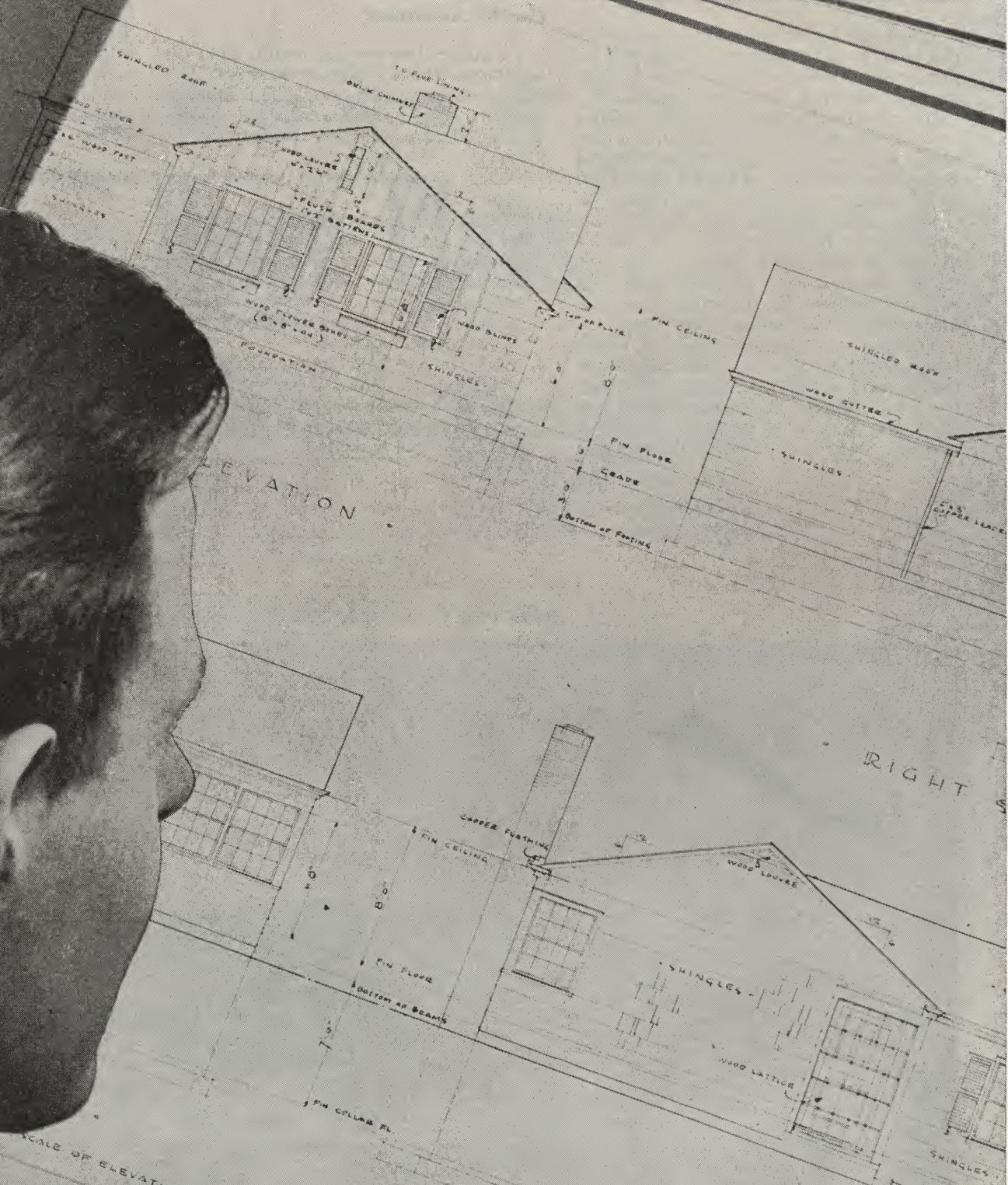
Send Us Snapshots

And when your home is completed, and you have planted it, we'd like for you to send us four snapshots (each showing one side) and tell us in a letter whether you retained an architect to supervise the construction (we strongly urge you to do so), approximately how much the home cost you to build, and whether you made changes in the working plans or built the home exactly as specified.

The Editors



Using the List of Materials to be made available when the war is won you can figure exactly what it will cost to build your home



LEFT SIDE ELEVATION

SCALE OF ELEVATIONS ONE QUARTER INCH = ONE FOOT

BETTER HOMES

NUMBER

THIS PLAN CONFORMS TO THE FEDERAL HOUSING ACT FOR MINOR LOCAL VARIATIONS

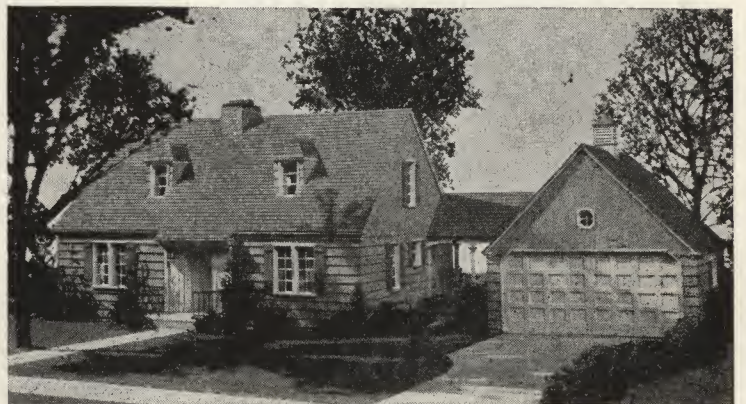
DESIGNED BY: F. JAMES SWIT

Here's What You Get

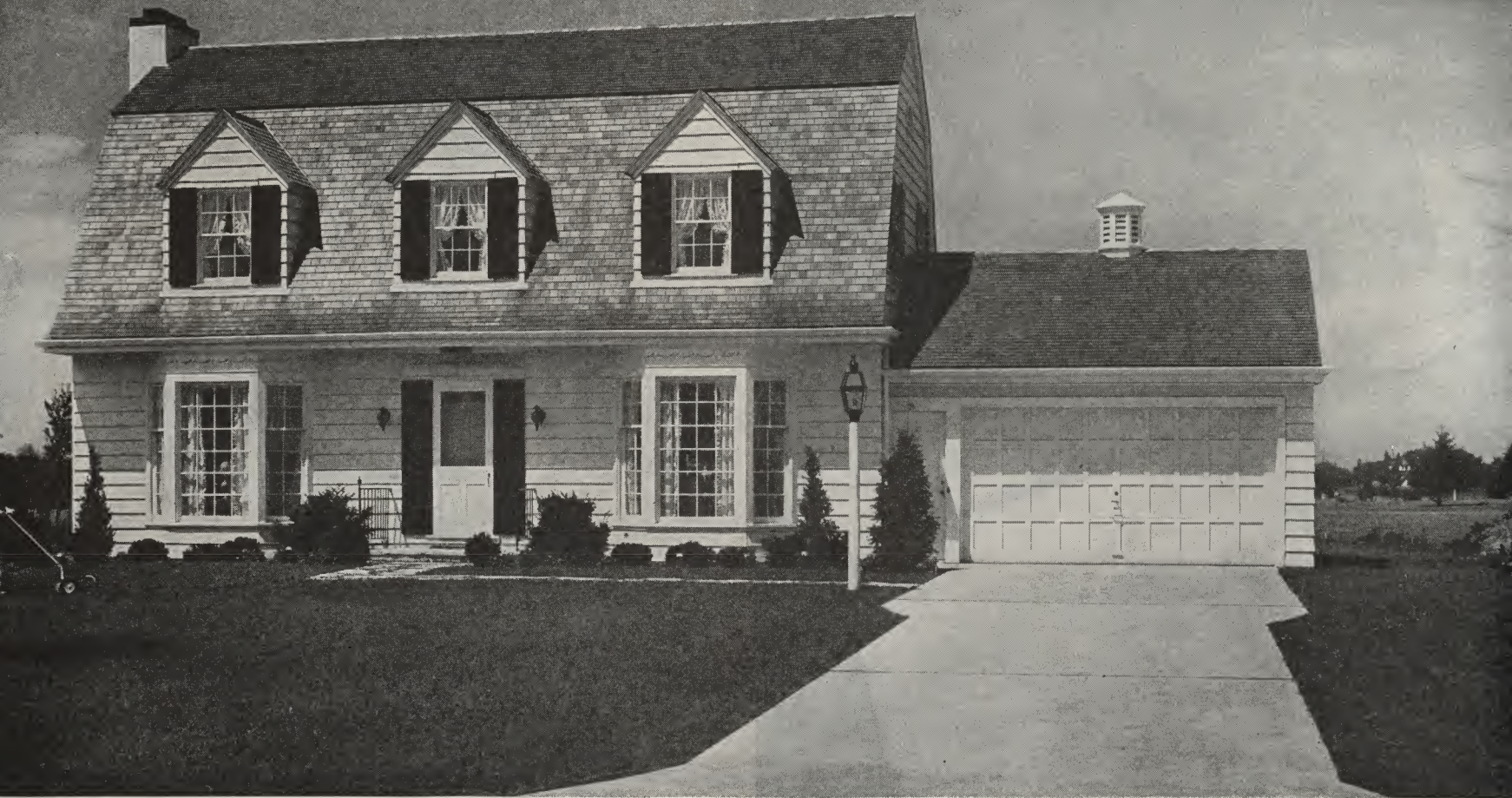
ON THIS page we show you one of the sheets that make up the *working drawings* for a *Better Homes & Gardens ★★★★★ Home*. It is typical of what you get when you buy a set of *Home Plan Service* working drawings.

These drawings are new, modern type—easier to read and use, and with a lighter background more suitable for the contractor's notations and specifications in either pencil or ink. They have replaced the old-fashioned, hard-to-read blueprints, and are approved by the Federal Housing Administration. *Better Homes & Gardens* takes pride in the fact that its *Home Plan* department was one of the first in the nation to adopt this up-to-date type of working drawing.

With the working plans you buy from *Better Homes & Gardens* you also receive a *Specification Form*. This form is the basis for a legal contract between you and your contractor and insures your getting the quality materials specified. You will also receive a copy of the *Contract Agreement*. Signed by your builder, it's his legally binding promise to build your home exactly as specified and for the amount agreed on; it therefore protects you, insures the quality construction of your home, and safeguards your interests.



Above is pictured the *Better Homes & Gardens ★★★★★ Home Plan No. 706*—for which working drawings are available similar to those shown at the left.



Just enough of everything in the design of this home. Well-balanced window and door placement, skillfully matched horizontal and vertical lines, and nicely contrasted shades from stark white to jet black give the whole house gem-cut crispness

Dutch Colonial Looks Ahead

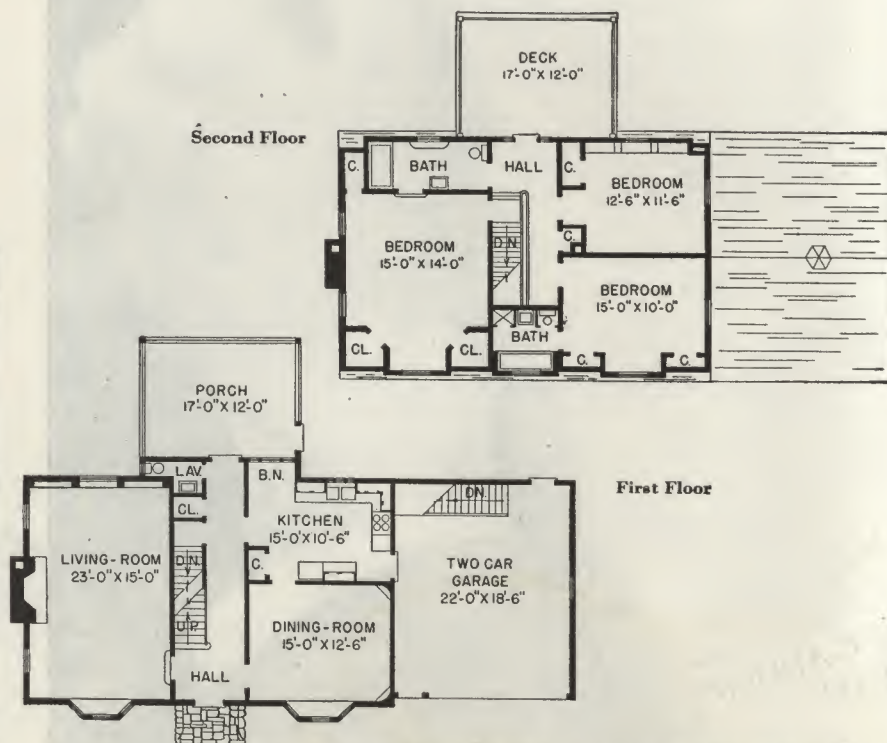
Designed by Architect Clarence W. Lampe

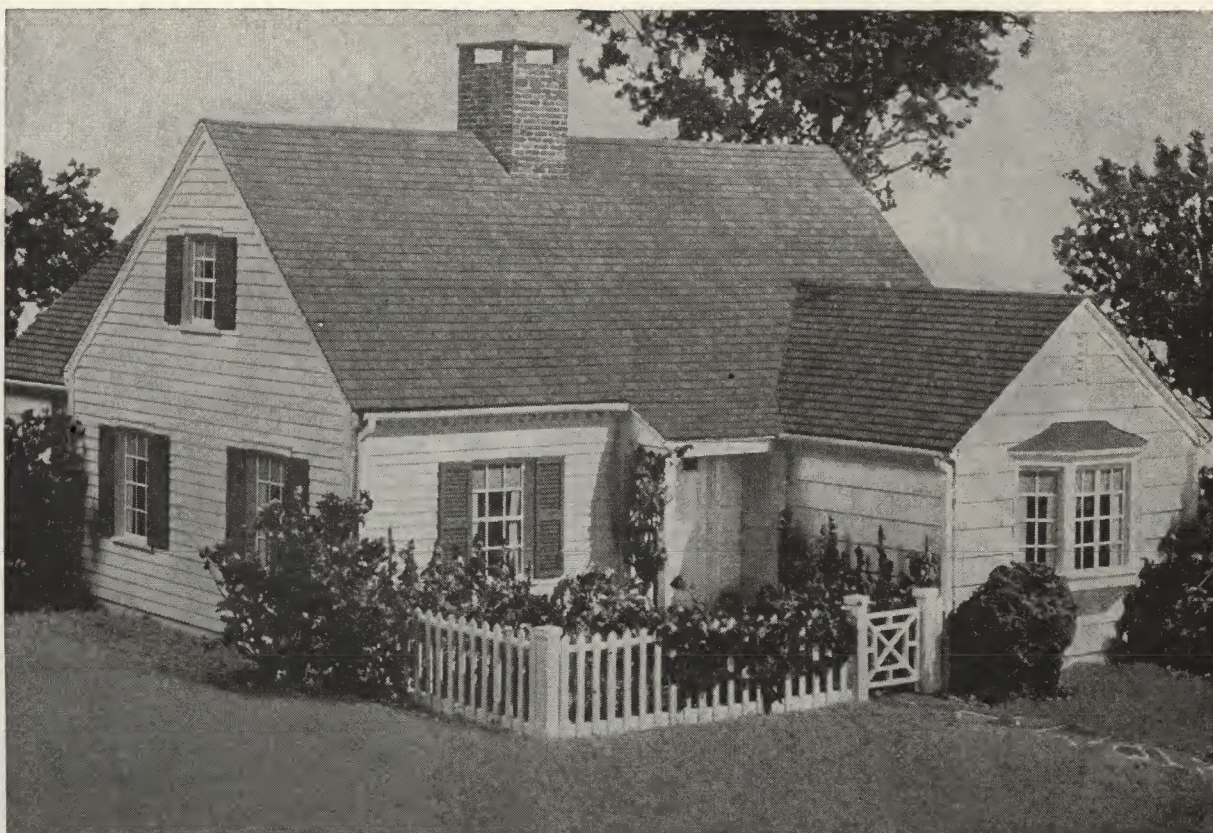
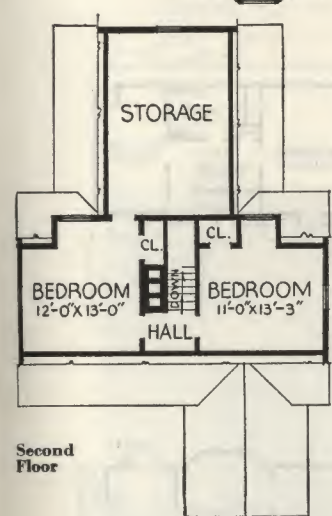
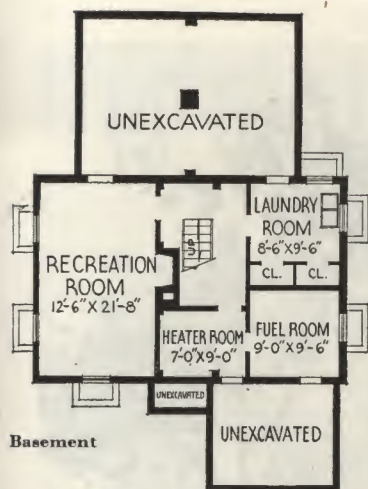
ON THEIR lot, 80 feet wide and 155 feet deep, the Philip J. Robinsons chose to build a home low and wide, with the look of having grown on the spot, yet sharp and clean in contrast to its natural surroundings—hence this Dutch Colonial design.

Black-painted trim and the woody texture of unstained cedar shingles contrast nicely with the chalky white of the wide siding. In the wide dormer faces there's plenty of room for shutters, a second-story device that aids in accenting the low lines of the house. More accents on the horizontal are the chimney's black cap, the straight lines of the Dutch gambrel roof, the attached double garage, and the wide, paneled garage door.

Multiple guards against the entrance of winter's cold and summer's heat are built into the very walls of the Robinson home. Beneath the beveled siding is the first heat-cold stopper, vapor-sealed insulating board. Next, an inch of dead-air space, then an inch-thick blanket of glass fiber stretched between the studs, another inch of dead-air space, and finally an interior plaster base of insulating board. Between the attic floor joists lies a four-inch blanket of glass fiber. Then, an efficient companion to thoro insulation, there's a heating system of gas-fired, forced warm air, winter conditioned and controlled day and night by a clock thermostat.

There're closets galore, homey rooms, indirect lighting, and upstairs a handy porch deck.





With its low picket fence and the attractive plantings of shrubs, exterior of this home presents a cozy welcome as the interior merits. Its neat dining-room bay window enhances the beauty of the low, projecting gable

Convertible Colonial

A home that can be adapted to family requirements

Designed by Architect Theodore Whitehead Davis

ADAPTABILITY to widely varying family requirements is the feature of this *Better Homes & Gardens* ★★★★★ Home Plan for a Colonial cottage. It can be any size you care to make it—a complete and charming bungalow for the small family, since the second-floor bedrooms needn't be finished at first. Yet in its completed state it has four double bedrooms.

"Convertible Colonial" can also be a comfortable home and office for the man whose vocation makes it desirable to conduct his business affairs in his own house, for the dining room, as you'll notice, can be completely shut off from the living quarters and converted into shop, office, or study.

The arrangement of the front hall does other things for you besides shutting off the dining room. The stranger coming to your door doesn't step into the bosom of your family—or should we say on it? There's no direct view into your main room. Instead,

your visitor steps into a hall large enough to contain a chair for him to sit in. You'll be thankful for the ample coat closet that eliminates the need for coats to be strewn about.

The plan is so arranged that the maximum of privacy is assured for everyone. The kitchen is separated from the living room, and from the dining room as well. And have you noticed the careful placing of the closets in the downstairs bedrooms? They act as sound-deadeners, insuring quiet for the occupants of the rooms.

SPEAKING of closets, have you observed that there are two linen closets downstairs? One of these closets is located in the hall and is very convenient for bed linen and blankets. The other is in the bathroom and is handy for towels, soaps, cleansers, and other bathroom supplies. There are linen drawers in front wall at head of stairs as well.

Observe in the photograph that the gen-

eral outline of the floor plan is arranged to fit on the typical small rectangular lot. There are stock materials used thruout, an economical feature. Suggested materials for the exterior are wood shingles and white clapboards. This finish is the most fitting, and the least costly, for this architecture.

It's possible, however, to substitute common brick as an exterior wall finish, since its rough texture is similar in effect to the rough texture of shingles. If your taste is for a more trim wall finish, white-painted clapboards also could be used on this home.

● How much will it cost you to build this house in your own community? See introductory pages for information about the method of estimating it, and for an explanation of the *Better Homes & Gardens* ★★★★★ Home Plan Service. A coupon, for your convenience in ordering List of Materials and working drawings, appears on the last page.



A judicious variety of painted shingles or clapboards combined with stone removes any chance for monotony of line or texture and helps to create an atmosphere of sturdiness and stability

A Little Big Home

This roomy little gardened home has just about everything

Designed by Architect Elliott Lea

TWO outstanding characteristics set this house apart from the average—its small over-all size, making it economical to build and to maintain, and its unexpectedly complete and generous living facilities.

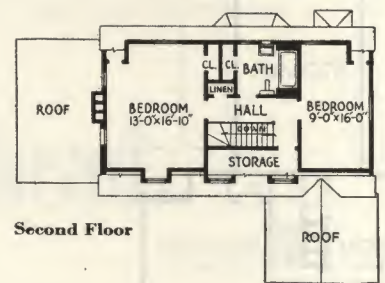
Of almost doll-like proportions, it nevertheless approximates in plan and in number and size of rooms those houses generally beyond the average purse. As you can see, it has within its small area six major rooms, two bathrooms, a lower and an upper hall, and an adequate and well-lighted storage space. It isn't a tricky house; there are no double-purpose rooms; it doesn't demand any especially designed furniture to make it livable; and it doesn't require that its occupants change their mode of living.

It has all the rooms that custom and social usage, as well as downright necessity, dictate; but it's held to its economical and de-

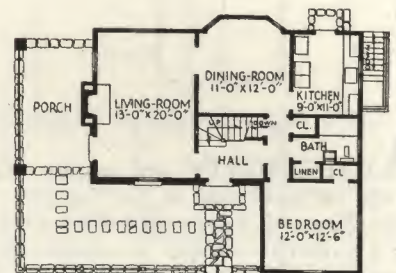
lightful size because each room is planned for function rather than for mere space.

IN ITS PLAN, as well as in the design of its exterior and interior appointments, the house speaks of comfort, ease, and dignity. It's adaptable to a wide lot or a narrow one, merely by turning it one way or the other. And its cost may readily be controlled and brought within any average budget merely by limiting or extending its appointments and the quality of its materials.

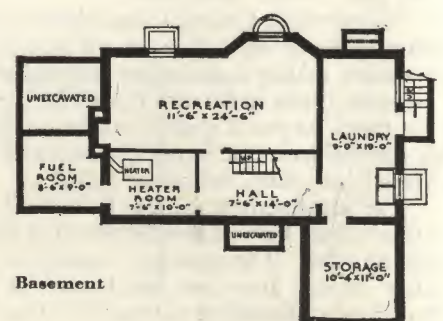
The style of the exterior might, for want of a better term, be called Early American; it does, in its details, claim some kinship with that period. But, really, in design this house stands on its own feet. It's a sincere and frank expression of its purpose, which is to attain a home of fine comfort and distinction for an extremely moderate price.



Second Floor



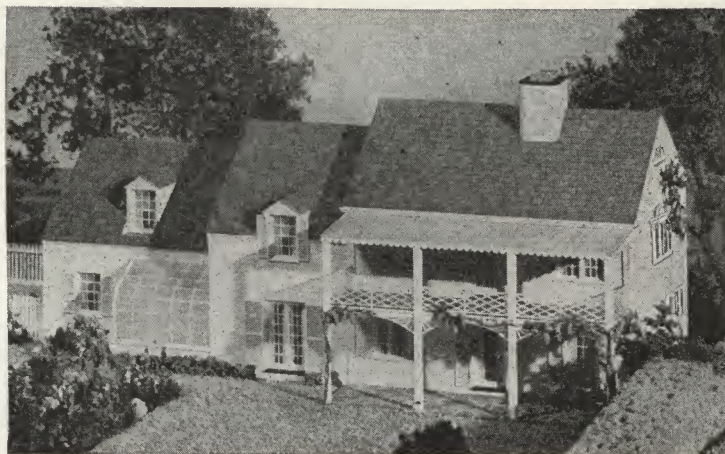
First Floor



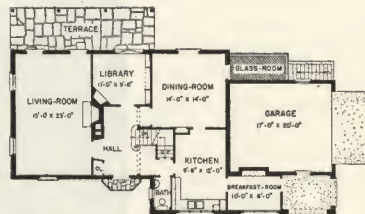
Basement

Of Distinctive Merit

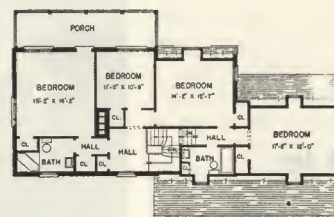
Designed by Architect Verna Cook Shipway



The rear of the house is a delightful background for the garden



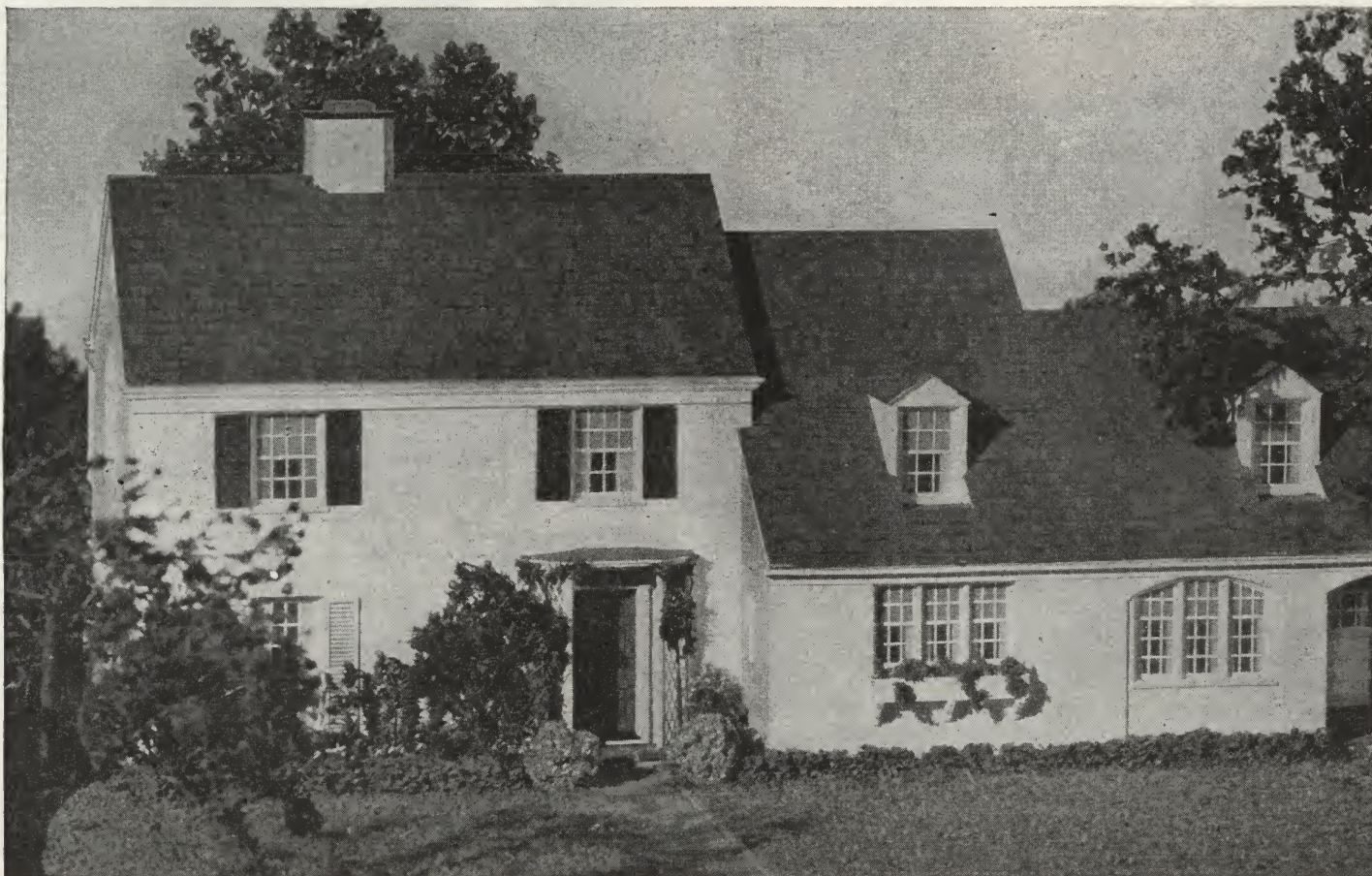
First Floor



Second Floor

ALL THE major rooms of this sizable home—living and dining rooms, and library downstairs, all bedrooms upstairs—look out on the garden. The two-story garden porch is a feature of this design. It becomes, on the ground floor, an ample veranda with French doors opening into the living room and sheltering the curved bay window of the library. Exterior walls are of common brick. The exterior brick walls are painted with cement-

base paint, which, with any one of a number of ready-mixed masonry paints, has a tendency to seal the pores of the brick and mortar joints and so prolong the life of the walls. To keep it an all-white house, all the exterior woodwork, with one exception, has been painted white—the exception being two pair of shutters on the second story of the street side, where a touch of midnight green gives a note of richness and contrast for the passers-by.



A close-up of the attractive "face" . . . white-painted brick, green shutters, little dormer windows, casually rambling roofs.

Six Rooms Under \$6000

Designed by
Architect Thure Olsen



It's Small—But Roomily Planned

*If you're choosy when it comes
to houses, here's a home you'll
file for "Tomorrow"*

Designed by Architect Leon Mondell Worley

THE stained red cedar siding and black slate roof crowned with a white chimney give a confectionery effect, like "cake and frosting," to this house in Cleveland Heights, Ohio. It was designed by Architect Leon Mondell Worley, and built by Joseph Gagorik. The house is Cape Cod, but with a difference! There's a bay window on the front that's not Cape Cod, but the huge New England fireplace, with its wood-box at one side, is. The hearth and fireplace facing are crab orchard stone with large white mortar joints; the entire fireplace wall is paneled in knotty pine, enameled. With no division between dining alcove and living room, there is a feeling of added space in both rooms. The vestibule floor is Vermont slate mottled in green and purple. Opening off the vestibule is a convenient closet.

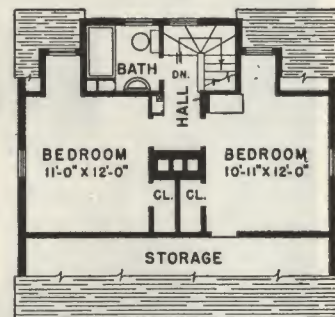
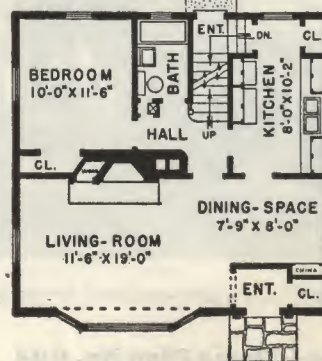
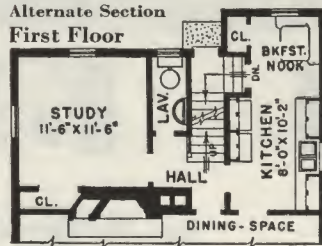
Walls of the kitchen are covered with a washable composition of canary yellow. There's a cobalt-blue crown strip at the top of cabinets to match blue linoleum counter tops and harmonize with mottled ivory-and-blue floor linoleum. There's a double sink with combination water faucet and pull-out spray.

First-floor bedroom could be a guest room, with double-door wardrobe closet and nearby tiled bathroom. It could be a study with alternate first-floor plans cutting downstairs bath to a lavatory, and a small addition is made at the back for a breakfast room that opens off the kitchen. The two second-floor bedrooms have large closets, and a tiled bathroom between.



A bay window adds the outdoors to the living-room's decoration

Alternate Section
First Floor

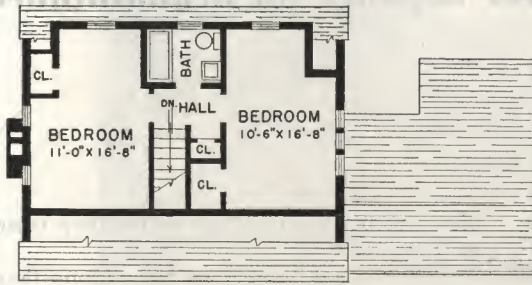


Second Floor

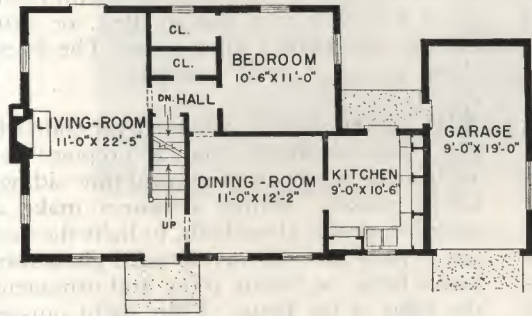
As tastefully put together as a prize cake is the front of this home. White paint outlines the doorway and bay against the chocolate-colored cedar siding

First Floor

Second Floor



First Floor



Better Homes & Gardens
★★★★★ Home Plan No. 1204

IN THE heart of New England this red-shingled, white-trimmed home does the Old Yankee traditions proud! To be more exact, it's the Harold Beecher home in the Wilmot small-home development, Hamden, Connecticut, near New Haven.

The Beechers took a long time to figure out how they ever got so much house for so little money (less than \$6,000 to build!). But they've found the answer—Yankee ingenuity of design and Yankee talent for driving a smart bargain. New Haven Architect Thure Olsen was responsible for the clever design that puts an unbelievable amount of good living into small space, while Builder Thomas A. Laydon supplied the shrewd business sense that held costs down. (He had built 72 small homes in his Wilmot subdivision.)

The Beechers know a good thing when they're living in it. You're likely to find any one of them standing out in front just admiring its Rock-of-Gibraltar look, wide welcoming entrance, white-shuttered windows, and the big brick chimney. But wait till they tell you about the low monthly

payments under FHA 25-year mortgage plan, and how, thanks to attic-floor insulation and weatherstripped windows and doors, \$100 a year takes care of all heating—even hot water!

Anyone with half an eye will catch the significance of that 22-foot living room in a small house. And you'll see the convenience of a downstairs bedroom, with two big closets and a hall acting as sound-absorbers between it and the living room, (it could be a quiet study), the separate dining room that's small but lighted by two windows; and the still smaller kitchen whose every inch is so well planned there's room for a breakfast corner.

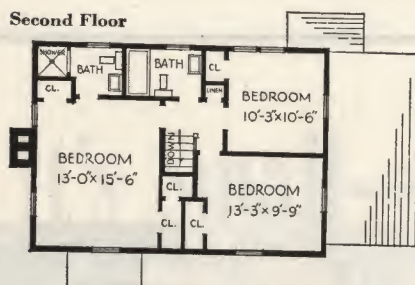
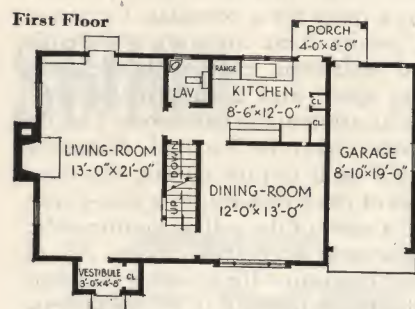
Upstairs there are two well-ventilated bedrooms, each with adequate closet space and a convenient next-door location to the bathroom. There's a linen closet in the hall. Someday there'll be a terrace outside the glass doors of the living room; a side-porch with a view of the rolling countryside; a basement recreation room. All of which can wait—life's mighty pleasant in this house just as it is. It's an honest-to-goodness sample of Yankee inventiveness, and common sense.



A Friendly House

It has qualities that improve on acquaintance

Designed by Architect Theodore Whitehead Davis



BESIDES its trim beauty, this small home has qualities that will improve with acquaintance. It has been planned for the average American family of two adults and two children, and will accommodate them with a maximum of privacy in the smallest space, and at low cost within the means of many.

Framing is carefully planned. There are two steel beams which run the width of the house on either side of the stair well, permitting the floor joists to be run across them, all in the one direction, both upstairs and down. Aside from the original low-cost carpentering, this permits an inexpensive and efficient plumbing and heating installation by eliminating the cutting and weakening of joists.

The roof line has been kept simple, not only for beauty but to make costly flashing of valleys unnecessary. There's hardly a break in the four walls, either, and tho the large casement window in the front wall is set out a trifle to give a bay-window effect, it doesn't exceed the overhang of the second story which therefore protects it.

FOR the exterior walls, we suggest narrow shingles for the first floor and wide ones for the overhanging second floor. Or you might prefer clapboards or brick veneer below. Vestibule walls match those of the first floor, and are topped with a wood fascia above the height of the first story. Its floor is tiled and there is a coat closet to the right.

First-floor lavatory location is sure to be appreciated by the homemaker. It's readily accessible from living room or basement game room, and convenient for freshening up before entering the living room and for

cleaning up the children when they come in from play.

There's real luxury in the second-floor owner's bedroom. Bath with shower has only one entrance—from the bedroom. All bedrooms have cross-ventilation, with room for a double bed in the smallest, or twin beds in the second front room. The linen closet is conveniently located.

THE living room is designed for comfort, with wall bookcases and a fireplace set against the soft color of natural pine siding, lightly waxed. Simple balusters make a grilled opening, chest-high, to light the first few steps of the stairway. Leaded glass casements light the dining room and ornament the front of the house. Their slight out-set provides a wide window sill for plants, and there is a chair rail above paneled wainscoting about the wall.

The over-all length of the house, including the garage, is 42 feet. If a detached garage is built, the house will sit comfortably on a 50-foot lot.

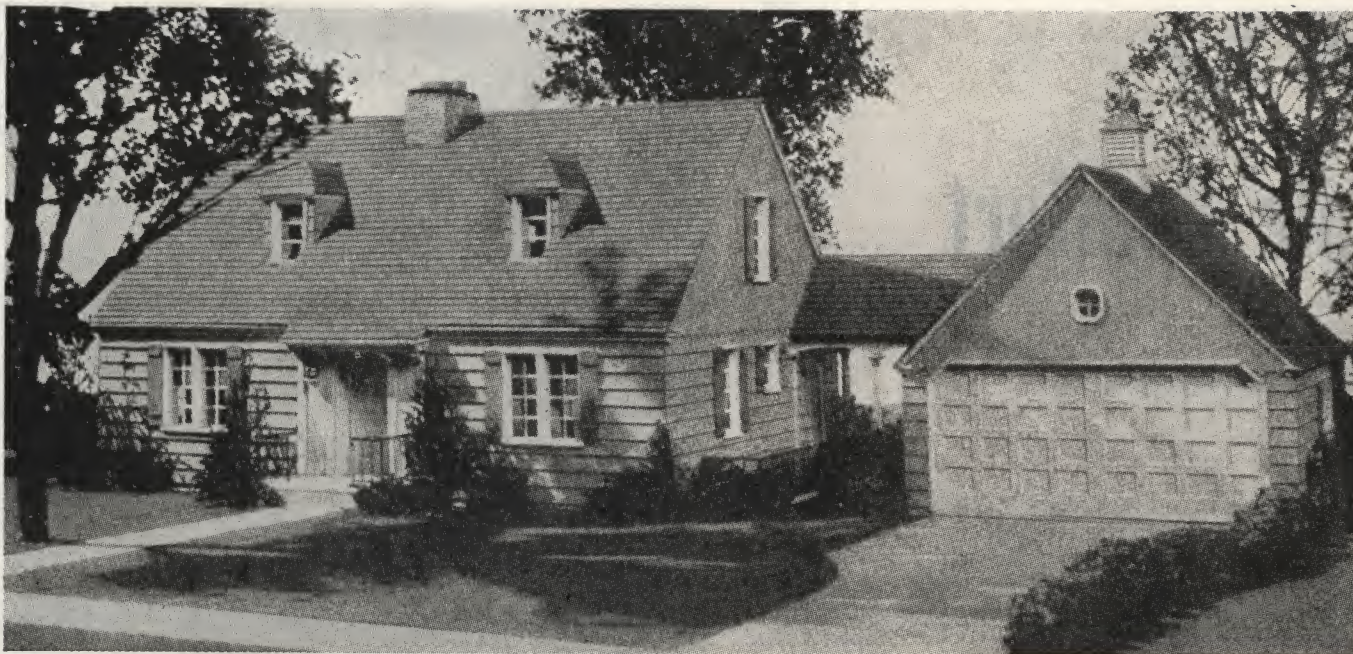
In connection with the building or remodeling of any home, *Better Homes & Gardens* recommends that you employ a recognized architect. Not only can he give you authoritative advice about the work that you plan to have done, but his supervision of the actual work will be worth many times his proportionately small fee.

● How much will it cost to build this house in your community? See introductory pages for method of estimating it, and for an explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*. A coupon for ordering Lists of Materials will be found on last page.



Trim beauty is obvious, but there are qualities about this small home that make familiarity breed delight; the longer you live in it, the better you like it, we're sure

**Better Homes &
Gardens ★★★★★
Home Plan
No. 708**



The house and garage connected by the porch arcade form a pleasant group of interesting shape

Yesterday's Charm

Today's Convenience

Designed by Architect Silas E. Nelsen

THIS house and garage ensemble could be made home to any American family anywhere because of its design, its arrangement, its conveniences, and its completeness.

Place it in almost any setting—out in the field or in a wooded spot—and it will immediately nestle into its location and attract attention—first, because of its interesting mass, and then, because of its simple,

interesting details found in the dormers, wrought-iron rails, windows, and shutters.

The exterior is designed in a Modern Colonial manner, with the lower portions of the house having siding of clapboard or shakes. The eaves are low to the ground. The dormers, as you can see, are just incidents in the roof, thus maintaining the broad roof lines, a necessary part of the charm of the Early American cottage.

The living qualities of this home are noticeable from the first entrance into the front hall, for here you'll find a closet for coats and umbrellas, an interesting Colonial stairway to the second floor, and a large cased arch opening to the living room.

The living room, you'll see, is exposed on three sides, with windows so arranged that they're pleasing on the exterior, yet inside permit an interesting arrangement of the furniture. The fireplace wall has been carried out in the Early Colonial manner, with vertical knotty-pine planks of random width. The same material encases the fire-

place, which was the heart of any early home.

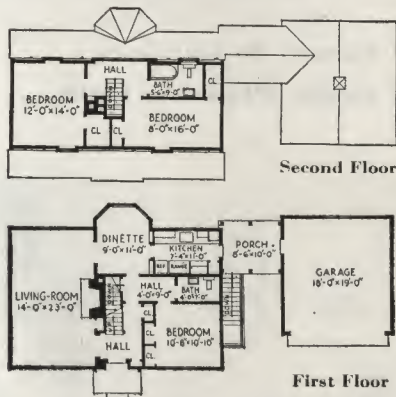
The dinette shown is ample for the average small family and is especially picturesque in that it projects beyond the main wall of the house in an octagon fashion, making one end practically all windows. This dinette can also be used as a pantry or serving room; for larger dinners, when the whole family comes home, must need be eaten in the living room. This room is made more interesting and complete by the two little china cupboards on each side of the kitchen door, with their open shelves and scalloped edges giving the room real charm.

IN THE kitchen a long, narrow workroom has been combined with efficiently laid out cupboards and cabinets, enough to delight any homemaker. There are drawers, cutting boards, metal-lined drawers in compartments, coolers, and ample space for storing kitchen equipment and dishes. On the range wall is a large closet for brooms and mops, with cupboards next, built to the level of the range, making a handy arrangement for preparing food; and just next to the range, a place for the refrigerator. Such an arrangement is most satisfactory.

The small rear hall is a worthwhile convenience in that it opens from the dinette and the front hall to the basement, to the first floor, and the first-floor bedroom. Study the plan and you'll see that the first-floor bedroom is completely isolated from the rest of the house, and yet convenient to any other room.

In connection with the building of any home, *Better Homes & Gardens* recommends that you secure the services of a recognized architect. Not only can he give you authoritative information on the work that you intend to have done, but his supervision of the actual work will be worth many times the proportionately small fee that he will charge.

● How much will it cost you to build this house in your own community? See introductory pages for information about the method of estimating it, and for an explanation of *Better Homes & Gardens* ★★★★★ Home Plan Service. A handy coupon, for your convenience in ordering Lists of Materials, will be found on last page.



The garden side with its bay window is charming



Yours for Simple Comfort

Designed by T. A. Cottrell

TYPES of houses have come and gone. Each has had its share of popularity as well as its stiff-necked resistance. But Cape Cod has never had to fight to keep its favor. Its style has weathered many fickle changes in builders' and homeowners' preferences.

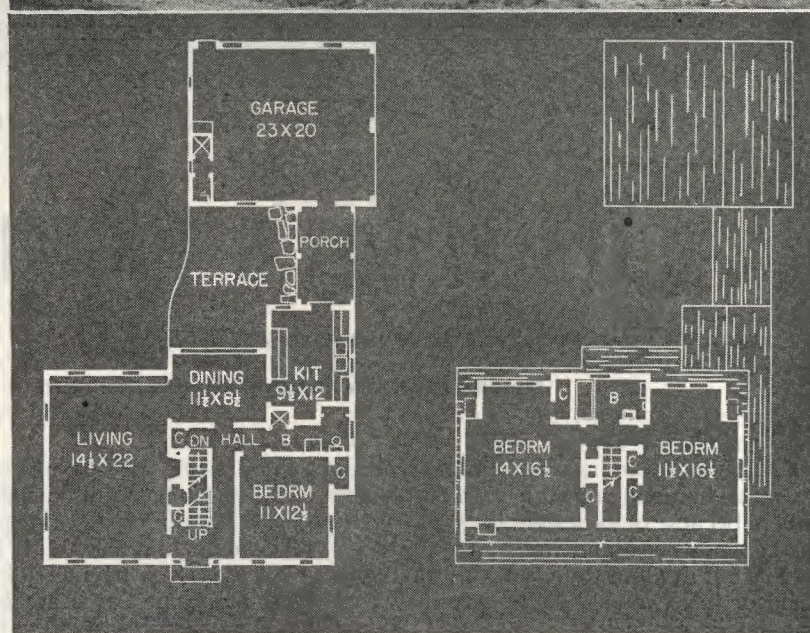
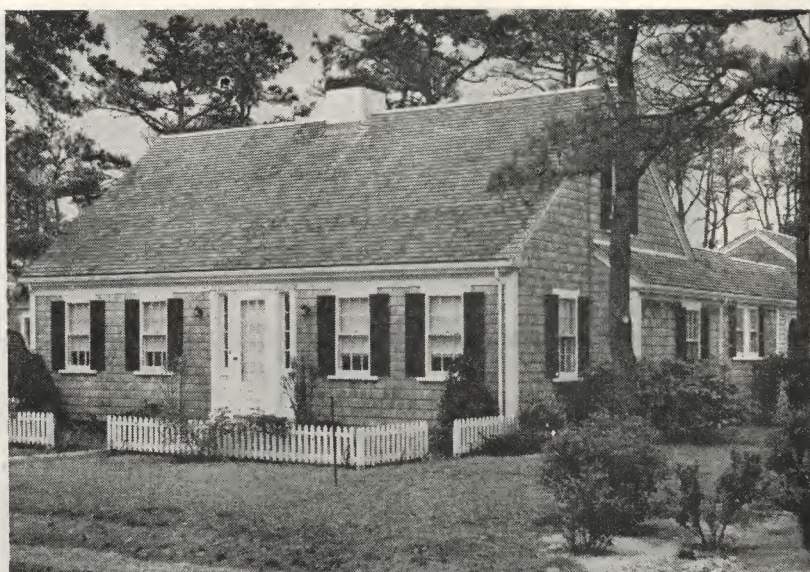
The Clifford A. Pierce house in Harwichport, Massachusetts, just two blocks from Nantucket Sound, is a good example of the honest taste you find in all Cape Cods that hold to sound tradition. In it you see good tradition, from its many-paned windows to its black-capped chimney. No dormers break the comfortable horizontal feeling the steep-pitched roof gives to the house front. Its wood frame and white paint are authentic, too, and less expensive than brick or stone.

The porch-terrace was planned to be functional and private, and that's why it's at the rear. The sheltered outdoor living area sprawls over terraced native stone in a setting adaptable to easy-paced living.

A covered and latticed passage from the kitchen to the garage shelters the delivery entrance and the path to the side street. By rearranging the plan of the kitchen and garage, it is possible to eliminate a basement. The plan of the kitchen opens the windows to the busy pulse of the street (the house was originally planned for a corner lot), and to the terrace, too. In the dining area off the living room, no space is wasted, yet there's plenty of room for the dinner hour which belongs rightly to the family together.

The bright living room is lighted from three sides and from the reflection of the white woodwork and dado, making a flattering background for good furniture.

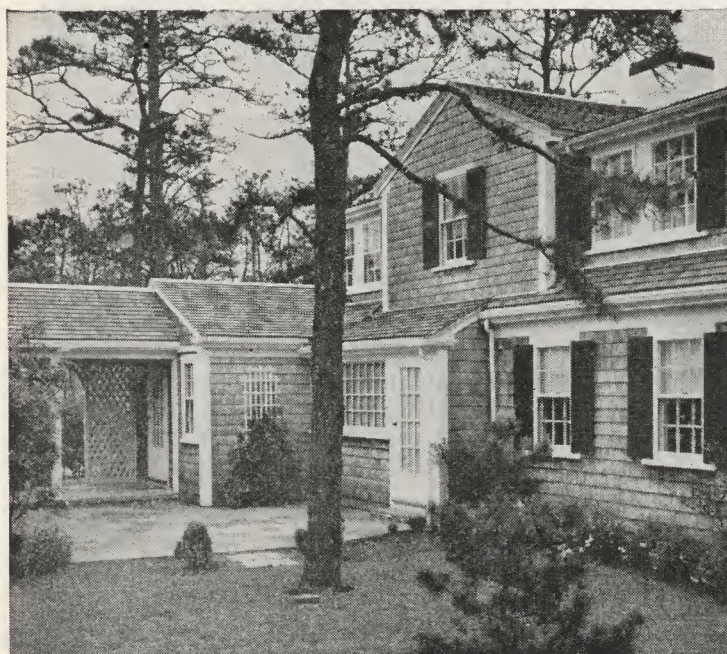
The stairs, the long hallway to the service rooms, and the view into the living room all lift the spirits when you walk thru the front door. Careful arrangement of the doors makes easy access to any room. Living and service areas are arranged in a circular plan. No area is isolated, and every dimension is calculated to whittle steps.



The front view and floor plans show a snug house, economical to build. All true Cape Cod houses are impressive for their simplicity and lasting charm

Better Homes & Gardens

★★★★★ Home Plan No. 1509



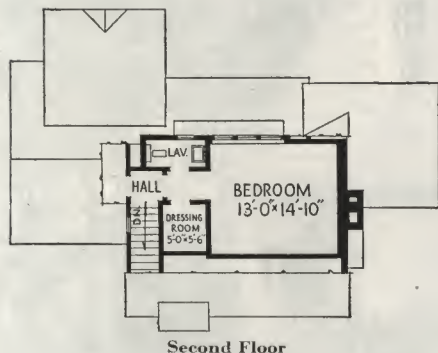
This is a winter view of the breezeway and terrace at rear. Note the good size and placement of upstairs bedrooms at either side of gable



The dining room is thru the door to the left of the living-room fireplace. Colonial wallpaper and a white dado help to focus interest on the fireplace arrangement

Abrim With Personality

Designed by Architect Arthur F. Herberger, Los Angeles



Second Floor



First Floor

IF YOU were to ask Architect Herberger how he came to design this home, he'd probably say it was because he went on a motor trip thru the Deep South, and let the matter drop. But that wouldn't tell you the whole story.

You'd need to know that one of the toughest problems architects must lick today is to design low-cost homes that look like something. For when you cut costs, you're likely to end with just four walls and a roof—pretty trite and cheap-looking.

Knowing these things, you'll realize how tremendously impressed Herberger was when he drove thru the Deep South and saw the simplicity and beauty of the houses on the old plantations. They were crude, but as quiet and relaxed as a pig-tailed pick-aninny sleeping in the sun. Herberger got excited. Why not cross these old quarters with a well-laundered Cape Cod cottage! The result would be a rustic New England cottage. It'd be inexpensive. It'd strike you with its personality.

SO HERE is the home. Devoid of all detail, its beauty depends entirely on low roof lines, pleasing mass, and a textural quality caused by lights and shadows on the white board-and-batten walls. Roof shingles laid irregularly soften the whole effect. Crown-ing accent is the huge whitewashed chim-

ney of old brick, unevenly laid, with deeply raked joints. Heavy wood shutters of hewn boards add to its feeling of security.

From the 14- x 20-foot living room in this compact plan you step into the dining room and kitchen or into the little hall that separates the living areas from the bedrooms and bath. Off this hall is a stairway to the basement which houses the heater, fuel and storage rooms, and a rumpus room. For warm climates, there's an alternate plan by which the house is built without a basement and a small heater fitted into the laundry.

An exposed stairway at the left end of the living room takes you to a quaint attic bedroom with a roomy dressing closet and lavatory. It's protected from summer heat by insulation and made light and airy by four dormer windows.

IN THE living room you are drawn to an Early American fireplace built with an attractive oven feature into a wall of wide New England paneling. The outside wall of the dining room is all glass with a door that leads to a garden or terrace. The modern, compact kitchen has space for a nook. Both bedrooms will accomodate double or twin beds, and have cross-ventilation.

Set the house down under big trees or give it an old-fashioned garden. You'll own a truly economical small home brimming with come-hither personality straight from pine forests and plantations.

● How much will it cost to build this home in your own community? See introductory pages for method of estimating it, and for explanation of the *Better Homes & Gardens* ★★★★★ *Home Plan Service*. Coupon, for convenience in ordering Lists of Materials and working drawings, appear on the last page.

From the old plantation quarters of the hospitable Deep South comes the rustic beauty of this six-room home





Richard Averill Smith

Unusually roomy is this three-bedroom garden home. A child's playroom is above the porch

Beauty in Stone

Designed by Architect Edward G. Wallace

IN NINE out of ten communities, building of stone is ordinarily a rich man's pleasure, so it's a virtue, indeed, that this home is designed to be built of any sturdy stone you can dig up locally. Texture and color don't matter, because the surface is roughly plastered over with whitewashed mortar—"parged." Properly designed stonework gives a distinction, a feeling and appearance of solidity that's peculiarly its own.

The house was originally designed and built in Darien, Connecticut, for the Robert E. Fatherleys.

The front entrance is simple; has quaint iron railings and black carriage lanterns on each side of the door. There's the deep dentate molding under the eaves, 24-inch-wide shingles staggered to soften gable ends, and a black-capped, fat, Colonial chimney rising from the roof center.

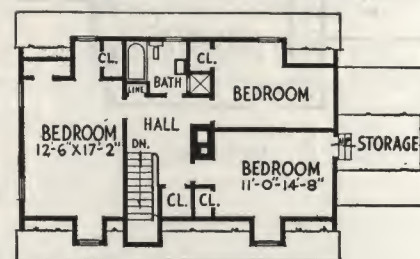
INSIDE is the very definitely Colonial knotty-pine wainscoting of the 27-foot-long living room and the dining room. In the living room, two long windows and a French door open onto the porch overlooking a valley. There's a wide, deep fireplace. There are two flagstone ovens in the fireplace, the one on the right a wood-box con-

veniently filled from the hall. The color scheme is provided by a green broadloom rug and soft tones of unstained pine wainscot. Paper is beige with pale green and brown motifs. Windows have green glazed-chintz draperies very soft in tone over ruffled white glass curtains. Fine grilles under each window conceal radiators. Floors are wide oak boards, waxed but not stained.

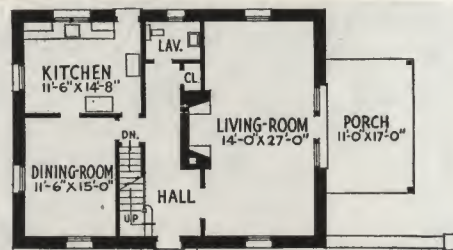
The dining room has cream and brown Colonial paper, and corner cupboards are lined with red. There's red-brown in wall-covering, and dull red glazed-chintz draperies at the windows are bordered in white.

The kitchen, where the windows look out on broad lawns and provide cross-ventilation, has work units placed to provide space for a small table for quick meals.

There's a downstairs lavatory, and upstairs the bathroom provides both tub and shower facilities. The large bedroom has front and rear dormers and two side windows, with the door at the end of the room near the bathroom and closets leaving wide, unbroken wall space. There's a built-in dressing table over the radiator grille in the front dormer. Above the porch is a children's playroom. Sturdiness and size of the porch posts suggest hand-hewn timbers of earlier



Second Floor



First Floor

Colonial days, and wooden pegs hold them together. The detached garage is tied to the house with a stone wall.

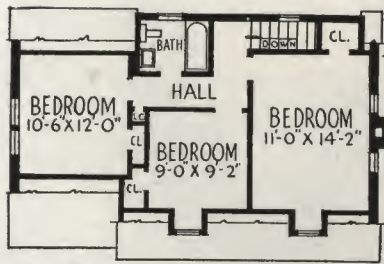
Modern, yet traditional, simple, and livable, home-builders over the country will delight in this Beauty in Stone.

● How much will it cost you to build this house in your own community? See introductory pages for information about the method of estimating it, and for an explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*. A coupon, for your convenience in ordering List of Materials and drawings, will be found on the last page.

"Pot-of-Gold" House

Designed by Architect Robert Charles Martin

William M. Rittase



Cape Cod charm

Designed for a 50-foot lot

Firesafe construction

Three bedrooms

And a garage

A lot of house at low cost



Here is Cape Cod charm without one expensive embellishment and with family-size accommodations

THIS house isn't just a plan on paper, as you can see. It has been built and lived in, not just once, but many times over—and the costs have been astoundingly low each time. It should be able to maintain its batting average—for it's that kind of house.

For many months, *Better Homes & Gardens'* Architect-Editor John Normile scoured the country for just such a house as this. For one thing, it *had* to accommodate comfortably a six-member family. It must have room—not just for mere existence, but for an active family to stretch out and *live*. Then, it had to be a house that could be built by the head of a family who had never found difficulty in totaling his income tax at the end of the year.

This end-of-the-rainbow quest wound up in Philadelphia, where the "pot of gold" had been designed by a young architect, Robert Charles Martin.

He had designed this home to be constructed of concrete masonry, cement-painted, *practically*, at low cost. The cement paint was scarcely dry on the model house when orders had been placed for 58 others just like it. Within a year's time, more than 200 were completed or in the building.

It was hardly fitting that such small-house

excellence should benefit only one section of the country, so it became *Better Homes & Gardens* ★★★★★ Home Plan No. 909.

THE key feature of the design, and one that sets it apart from the ordinary, is the stairway, as usual or unusual as that may seem. In its placing is more than a thought of convenience in reaching the second floor. Rising as it does from the rear of the living room, it makes possible three proud bedrooms on the second floor—a double bedroom over the living room, a smaller one over the dining room, and yet another very comfortable sleeping quarters over the garage. Probably in no other way could the designer have so easily provided space for three such respectable bedrooms in this small a house.

But that is just one example of this home's architectural ingenuity. The living room provides real *living* room. It's 11 by 21 feet. The dining room is 11 feet square, and the kitchen, just 8 by 9 feet, is handily compact. The garage, with dimensions of 20-foot depth and 9-foot width, provides room for storage of storm sash, screens, and such.

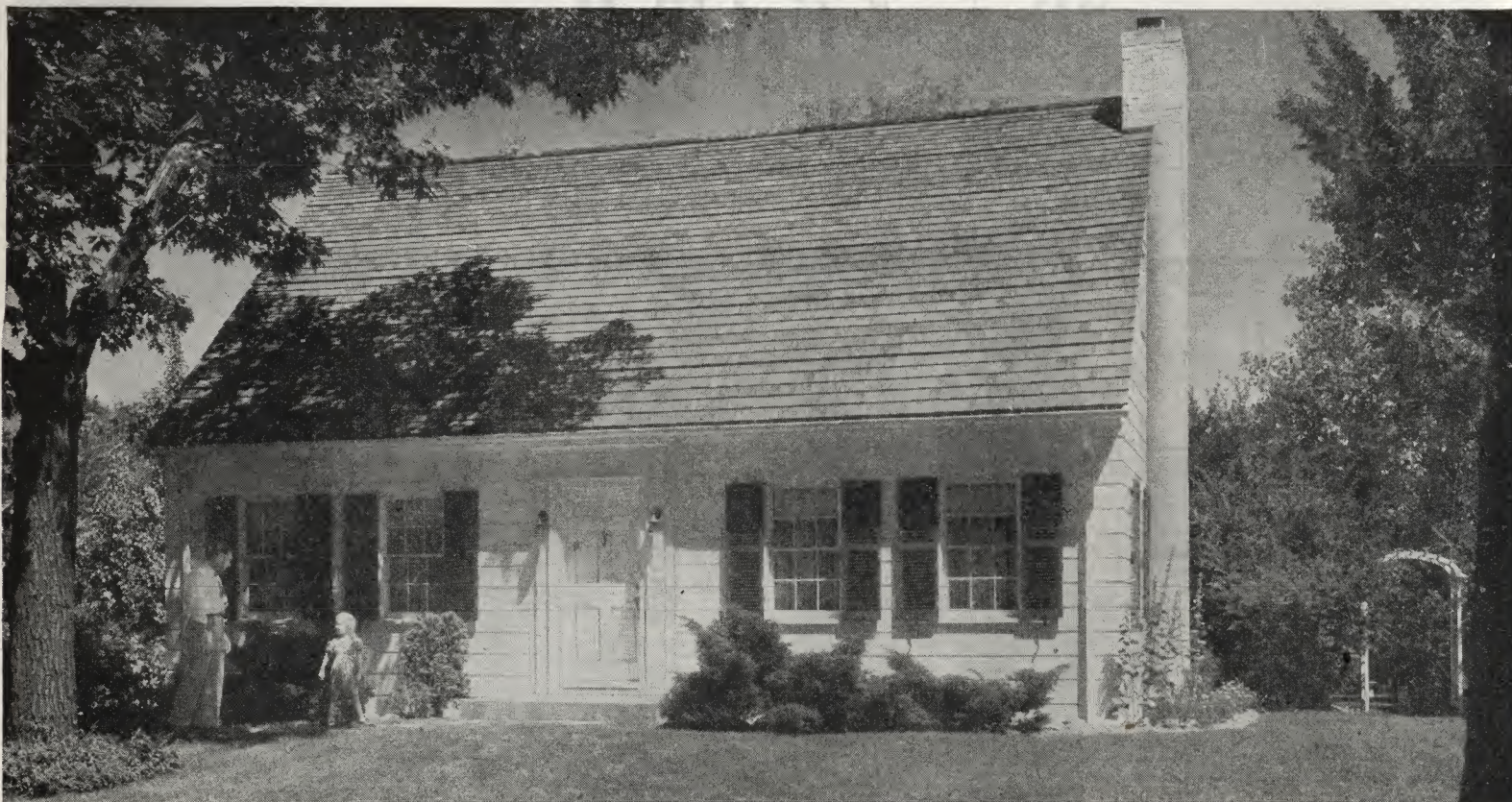
Exteriorally we have no boxlike structure, but a cleverly designed little Cape Cod

package with clever touches found usually in houses far above its cost class. The graceful curve of the projected eaves gives more than a beautiful finish to the roof lines—it shelters the entrance and makes possible an extra foot of space in the second-floor bedrooms. The charming lattice terminations at either corner and the delicate, perfectly scaled dormers distinguish this house from the commonplace.

The designer further enhanced the beauty of the exterior by specifying walls of variable-course *stock* sizes of concrete blocks, giving them, when covered with the white outer coat of cement paint, a pleasing interest. And when building the home, the architect suggests that you stain the shingles green and paint shutters terra cotta or blue. (To make the home completely firesafe as well as durable and low in upkeep, you have only to use concrete-joist floors.)

If you're partial to Cape Cod charm, if you want a lot of house for just a little money, and if your family is growing, this is the home for you.

If you'd like to know how much it will cost you to build this house in your own community, see introductory pages for information about the method of estimating it.



Neat, simple, and larger than it looks is this Cape Cod cottage. It has six good-sized rooms, a bath, and a powder room

Six Rooms and Compact

Designed by Architect W. E. Durbahn

IN THIS neatly gardened home are six rooms plus a powder room and a screened porch, done in America's best-liked style—Cape Cod architecture. Crisp, forthright, clear cut, snug, it can be built on a 50-foot lot, and permit room for a driveway, tho a wide lot will give a better setting. Monotony in the large roof area is prevented by varying the exposure of shingles from seven inches at the bottom to three at the top, and the doubling of every seventh course.

Inside, from the central hall, archways lead into the dining room and the long living room. The living room—with its fireplace, its built-in bookcases flanking the French doors at the garden end, and its windows and doors on three sides to send the slightest summer breeze rollicking thru—is delightful for entertaining and living.

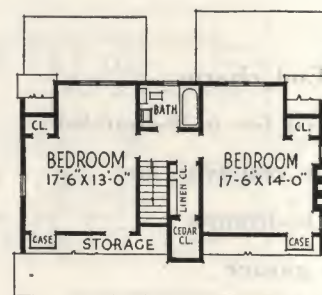
A HALL separates dining room from living room. In the kitchen are cupboards on each side of the sink, above and below. The range is placed by the dining room door, and the refrigerator near the rear door, with room left for a breakfast table. Between kitchen and living room is a multiple-use room—a study, bedroom, or den, or a room for an aged person unable to climb stairs.

In each of the cabinets in all bedrooms is a drop-leaf writing-desk, with pigeonholes and drawers to give son or daughter or even father a quiet study room. The hallway closet has shelves from floor to ceiling, and a clothes chute. Dead storage of winter or summer clothes is accommodated in the

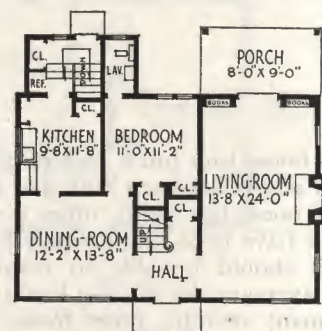
cedar closet adjacent to the linen closet.

In the basement is a rumpus room with its own lavatory and fireplace. Compactness and good insulation reduce heating costs in an Illinois climate to an average of slightly over \$50 a year; and its owner, Mr. Arthur Fjerre, of Highland Park, asserts that it's cool in summer.

● See explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*, and send for List of Materials. Please use the coupon on last page.



Second Floor



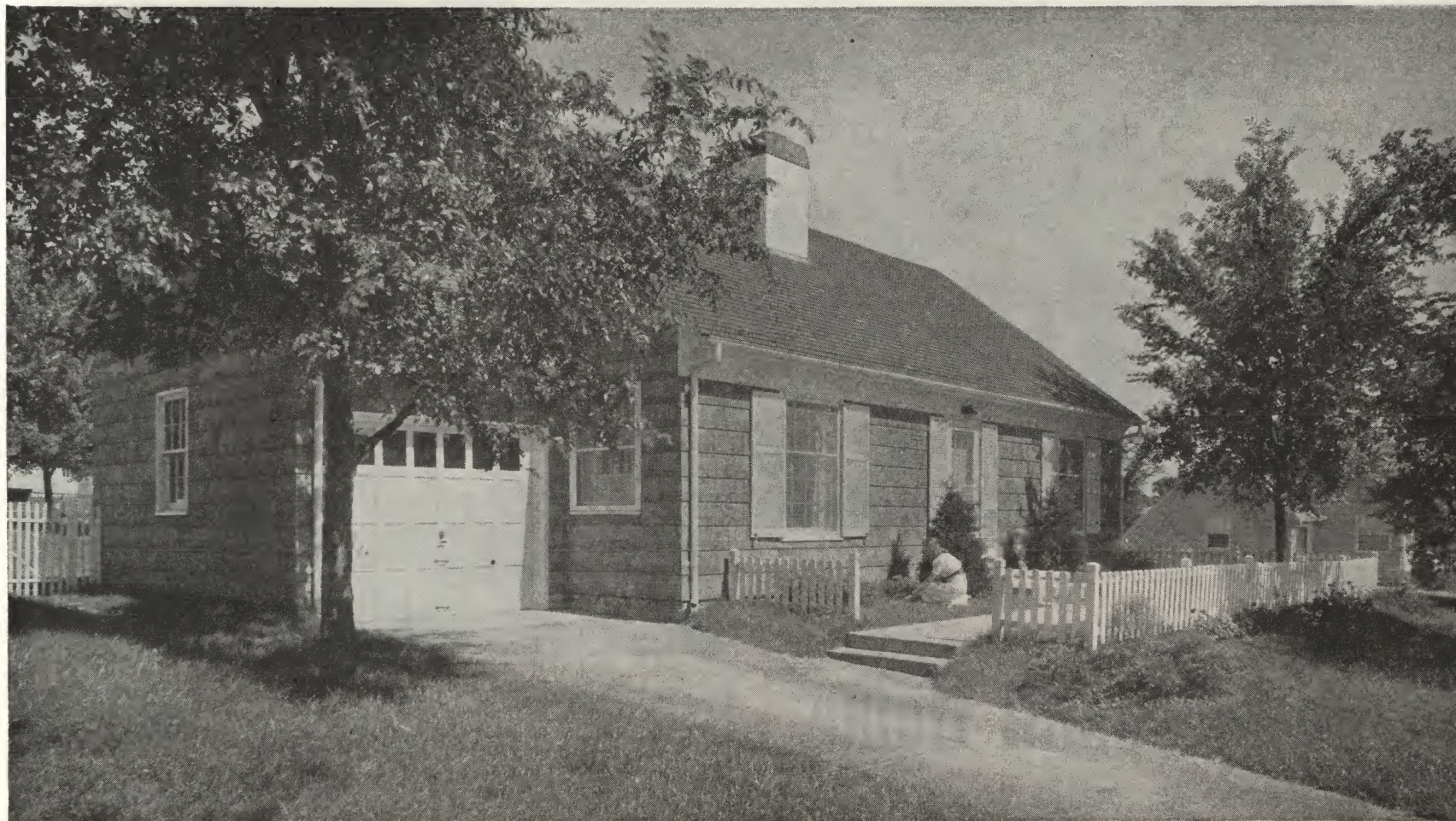
First Floor



Here we see the secret of how so much room has been provided in a home of such modest appearance—a continuous dormer, which converts into two bedrooms what would otherwise be wasted space. Our plan also provides a screened porch outside the terrace opening from the big living room

4-Bedroom Cape Cod

Designed by Architect Edward W. Tanner



Under this snug Cape Cod roof are four bedrooms, two bathrooms, 10 closets—plus a 14-foot porch, and a garage

THIS true Cape Cod house is impressive for its economy of construction, for its utilization of available space, with seven sizable rooms, ten closets, two bathrooms, entry hall, and garage. Time-tested product of shrewd sea captains with no money to waste, Cape Cod is one of the best small-home designs, and is immensely popular, if we may rely upon the surveys.

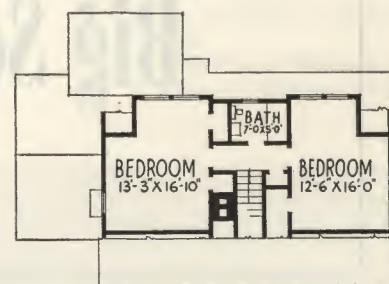
But let's consider this particular house. It has a tidy, off-white trim, a dusky roof accented by a chimney capping of black, and gray, weathered shingle walls—all Cape Cod, truly. Its two over-size front windows balance each other, presenting the main door as the central point of interest. Small panes of glass in the door give charm to its appearance, and light the front hall. Just inside the door is a coat closet. Front windows are larger than their 15-pane predecessors were, but are keyed with the low eaves and the breadth of the house to create a cozy air and admit welcome light to the interior.

The floor plan would be hard to improve. Plumbing economy, for example, is achieved

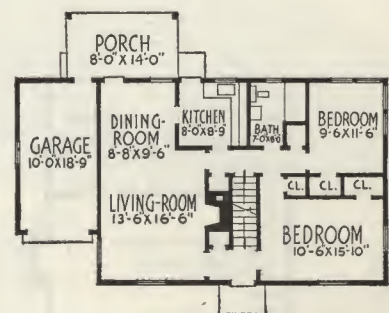
by grouping kitchen and downstairs and upstairs baths closely. Tho tiny, the hall permits ready access to all the rooms. Elimination of the partition between dining space and living room gives an appearance of spaciousness, and bookshelves by the fireplace add a cozy touch. Screened porch adjacent to the kitchen provides for outdoor dining, forms a covered passage to the garage, and opens on the garden. Above are two bedrooms and a bath easily accessible to both. Each of the bedrooms will accommodate twin beds.

Here we have a home impressive for its simplicity, its frugality, its quaint charm, and, most impressive of all, its luxurious number of rooms in a house so small.

● How much will it cost you to build this home in your own community? See introductory pages for the method of estimating it, and for an explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*. A coupon, for your convenience in ordering Lists of Materials and working drawings, appears on the last page.



Second Floor



First Floor



Richard Averill Smith

A Small Home on a Big Scale

The yardstick says the Magness home is small, but high eaves make way for three bedrooms upstairs. Extra-wide dormers compensate for height and give a low homey look. Someday a wing may grow next to the chimney

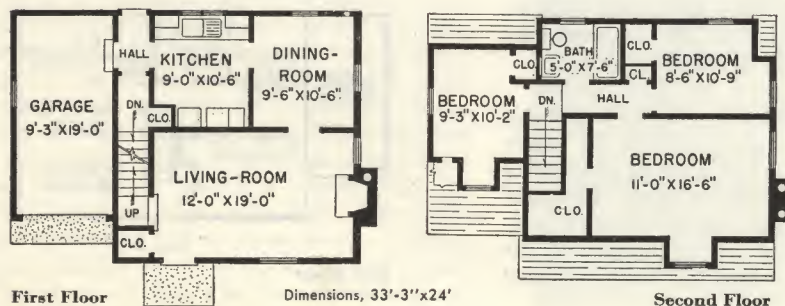
Measure this economical home and it appears small—live in it and you'll marvel at the space!

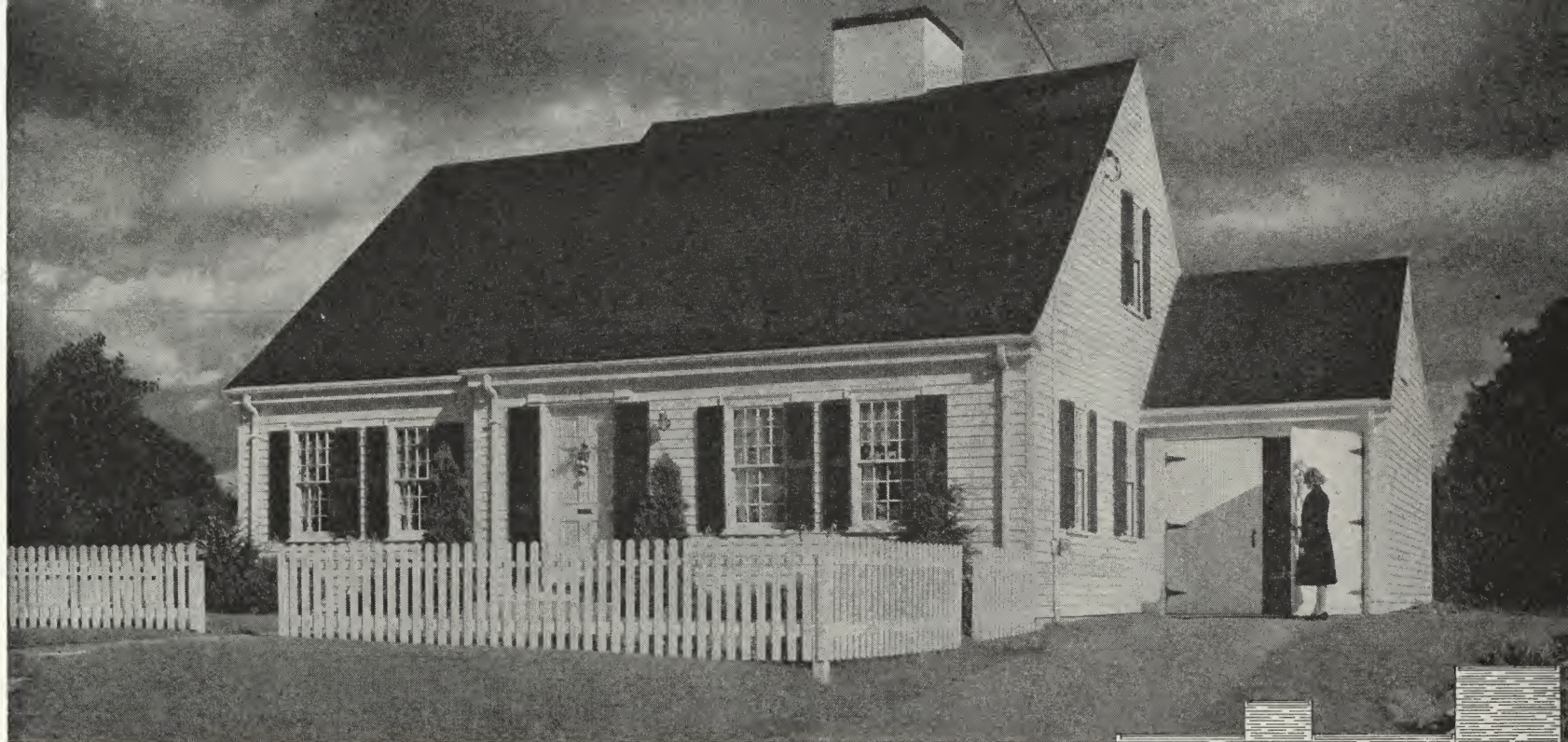
Designed by Architect Frank S. Massari

MAYBE figures don't lie, but sometimes they're pretty misleading. The cold, hard figures say that the John Magnesses of Riverside, Connecticut, are living in a home that's only 24 feet square, not counting the attached garage. In over-all dimensions that's a small house. Nothing's further from the truth. The house looks small and appealing on the outside, but is actually big on the inside. Small as it is, it includes three upstairs bedrooms, a 19-foot living room, separate dining room, and kitchen with a breakfast nook.

The living room is over-sized without taking space from other first-floor rooms. The dinette is ample for a small family, and the kitchen's roomy. There's space here for a breakfast table, tiers of cabinets, and a double sink. The service hall provides a back door that's separate from the kitchen and leads directly to the garage and basement.

On the second floor, the front bedroom amounts to an upstairs sitting-room with a large L-shaped clothes closet across one end. The other rooms weren't robbed of space to make this possible. Instead, Builder Joseph Chimblo followed the plans for putting a bedroom in the unused space over the garage. There's just enough hall to tie all three bedrooms closely to each other and the bathroom.



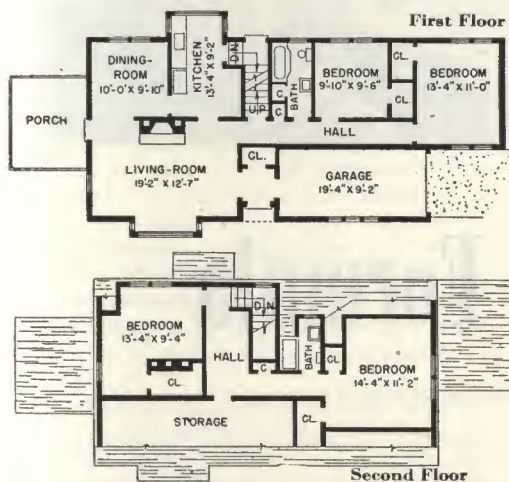


Cape Cod for You?

Designed by Architect
David J. Abrahams

EVEN tho this is another Cape Cod, it's different. For one thing, its garage is attached. Other differences—squarer, more orthodox arrangements; a row of three dormers in back instead of the single, long dormer. But closets and

storage space are ample; there are twelve closets in all. A distinctive feature is the way in which the protruding garage and entrance at the rear form an outdoor lounging-court. See last page for information about ordering plans.

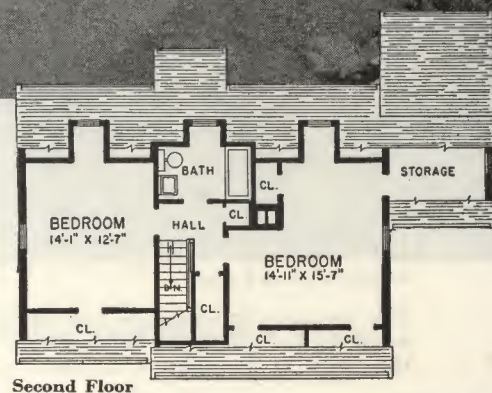


All Under One Roof

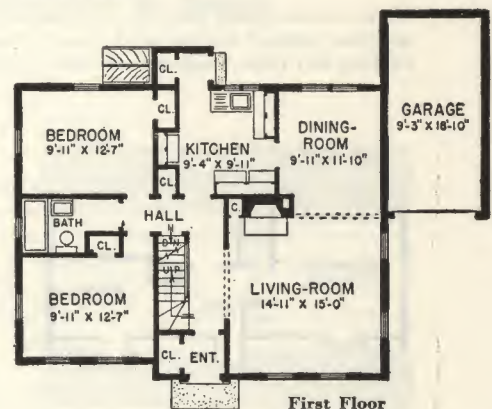
Designed by Architects
Paul K. Enghauser and G. W. Brandhorst

ROOMINESS in the design and plan are well illustrated in the C. R. Schuler home in a suburb of Minneapolis. It has a ground-hugging facade. Sweeping shingle roof, vertical siding, picture window and attached garage add to the feeling of spaciousness. The hall secludes the downstairs bathroom and two bedrooms from the living section of the house.

← **Better Homes & Gardens**
★★★★★ Home Plan No. 1403

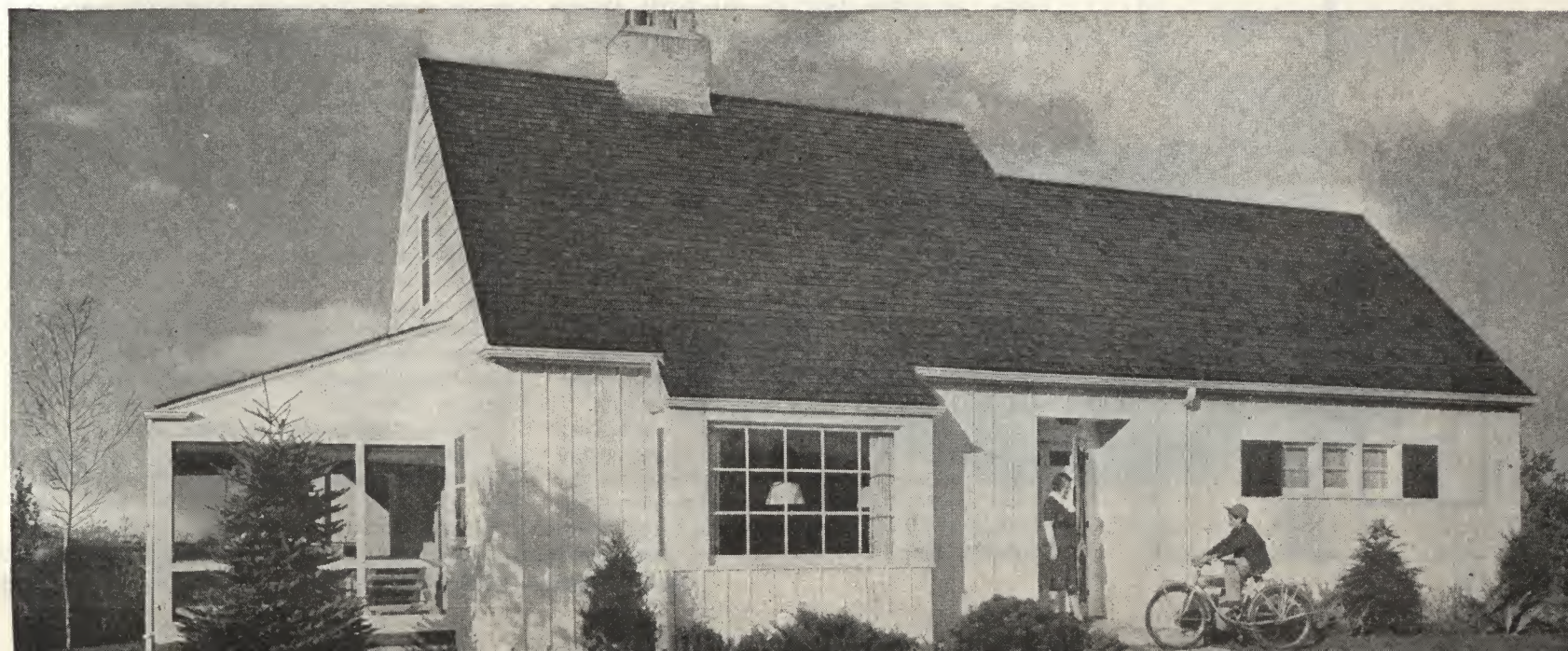


Second Floor



First Floor

↑ **Better Homes & Gardens**
★★★★★ Home Plan No. 1106

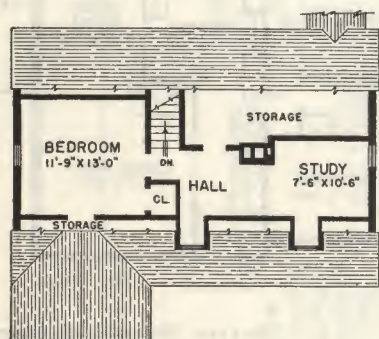




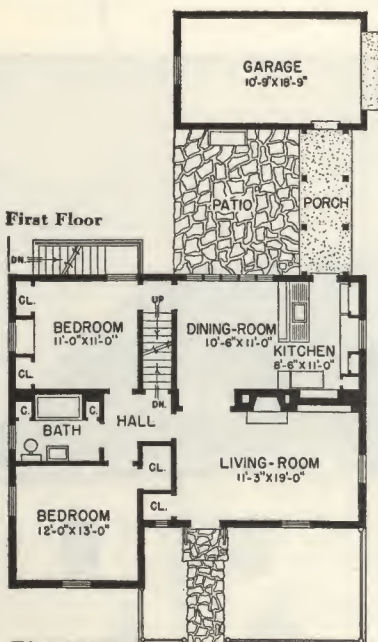
Photographs: Caufield & Shook

This deceptive little home is just six rooms large, but it spreads lavishly across the lot! That's the bedroom wing in front, and attached garage rambling back at the right. A successful eye-catcher is the trellised entrance

Here's an intriguing paradox—a combination dining room and kitchen that's spacious without having much space. A semi-partition of a combined utility cabinet and china cupboard cleverly provides privacy and serving efficiency



Second Floor



First Floor

Six-Room Success Formula

Designed by Elliott Lea, Member, American Institute of Architects

There's no secret about it—this Early American home was designed to win your praise. You'll applaud everything, from its fan-lighted front door to its generous planning

THE Dr. E. E. Butlers of Louisville, Kentucky, feel the important thing in home-planning isn't the number of rooms but how they're arranged. Rooms have to be shifted and mixed according to a formula. The Butlers looked and looked at home plans till they found their "six-room success formula" in a home built by Contractor L. J. Pope. The formula—living areas open as possible; sleeping rooms secluded; and every room easy to reach from every other room.

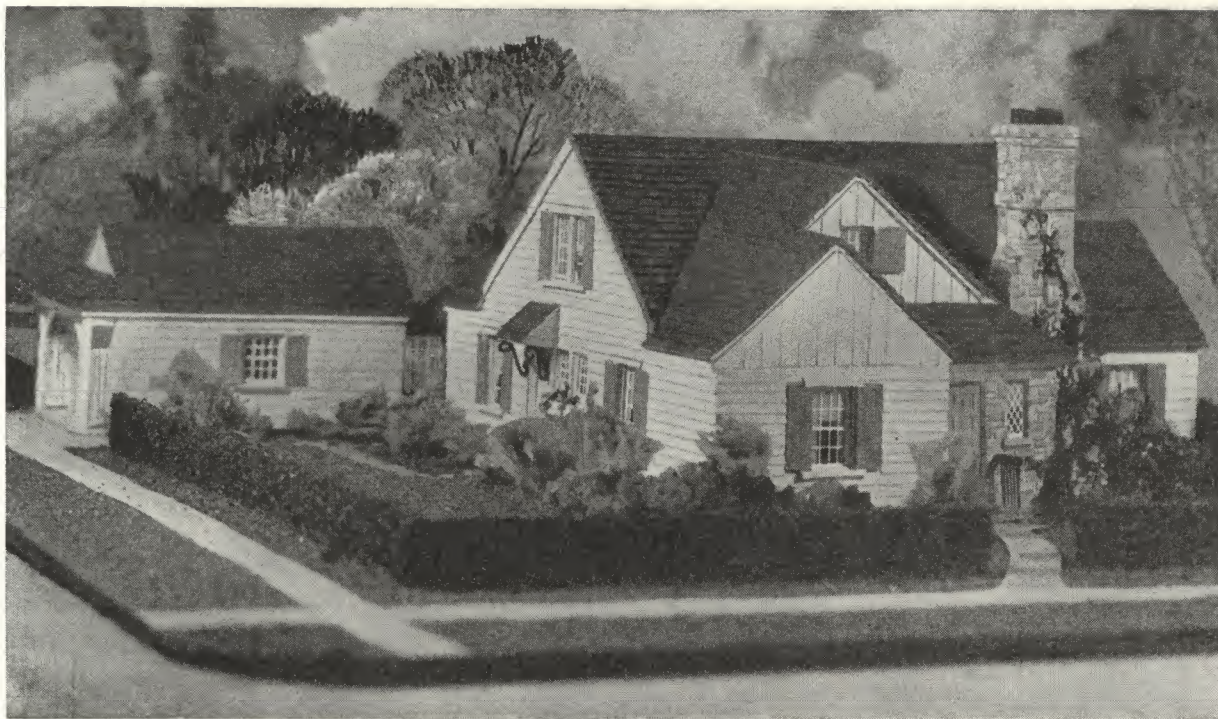
In this home, the vista thru the living room and dining room, and thru the dramatic group of five ceiling-high casement windows to the terrace gives spaciousness all out of proportion to the 11- by 19-foot dimensions of the living room. Louvered doors are set between living and

dining rooms. The dining room is not large, but there's a magical feeling of space because of its relationship with the kitchen. Instead of two distinct rooms they're treated as one with only a high china cabinet for separation. The narrow corridor-type kitchen has the efficiency of a ship's galley. From the kitchen door to the garage is a sheltered breezeway, a much-used porch in the summertime.

Two first-floor bedrooms just a step from the living room, are so planned that noise from the living room won't destroy their quiet. The front bedroom is given noise protection by closets in the bedroom and living room. A linen closet and stairs to the basement and second floor act as noise buffers for the back bedroom, which has a dressing table built in beneath a window, balanced by twin closets on either side. Between the bedrooms is a bathroom with a recessed tub flanked by closets for towels and toilet accessories.

Originally the second floor was unfinished but it now holds a bedroom and small study.

Better Homes & Gardens ★★★★★ Home Plan No. 1303

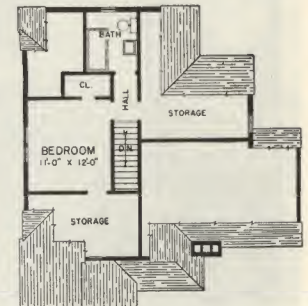


The texture of the contrasting weathered stone blends the chimney and entrance together against the softer effect of stained-wood shingles on the main body of the house

First Floor



Second Floor



With Three Bedrooms—

The charm of a cottage—the comfort of a castle

Designed by Architect Willard B. Smith

IN THIS charming home suited to a 60-foot lot, no one detail is featured to the detriment of another, tho attention is brought naturally to the main entrance by the converging roof surfaces and sturdy chimney. The English-cottage style of architecture was used as a basis for the design tho it was adapted to our climate and really has much of the American Colonial in its make-up.

The interior arrangement is the result of a careful study of present-day requirements, the rooms being laid out in a manner that will suit the needs of most home-builders. A number of features unusual in a plan of its extent have been included.

The living room is ample in size, and it is sheltered from water, drafts, and unexpected intrusions by the large vestibule. It is a room full of life; the outdoors, in view from three directions, is made a part of it. The unusually high windows at the end run nearly up to the vaulted ceiling, a French door opens onto the terrace, and the single front window allows a view of the street and yet maintains privacy.

NEXT, consider the dining room across the small hall which separates it from the living room. Here are plenty of wall space and a built-in china closet of unusual interest.

The kitchen is particularly well situated, as it is both close to and carefully segregated from both sleeping quarters and entrance, and either can be reached directly.

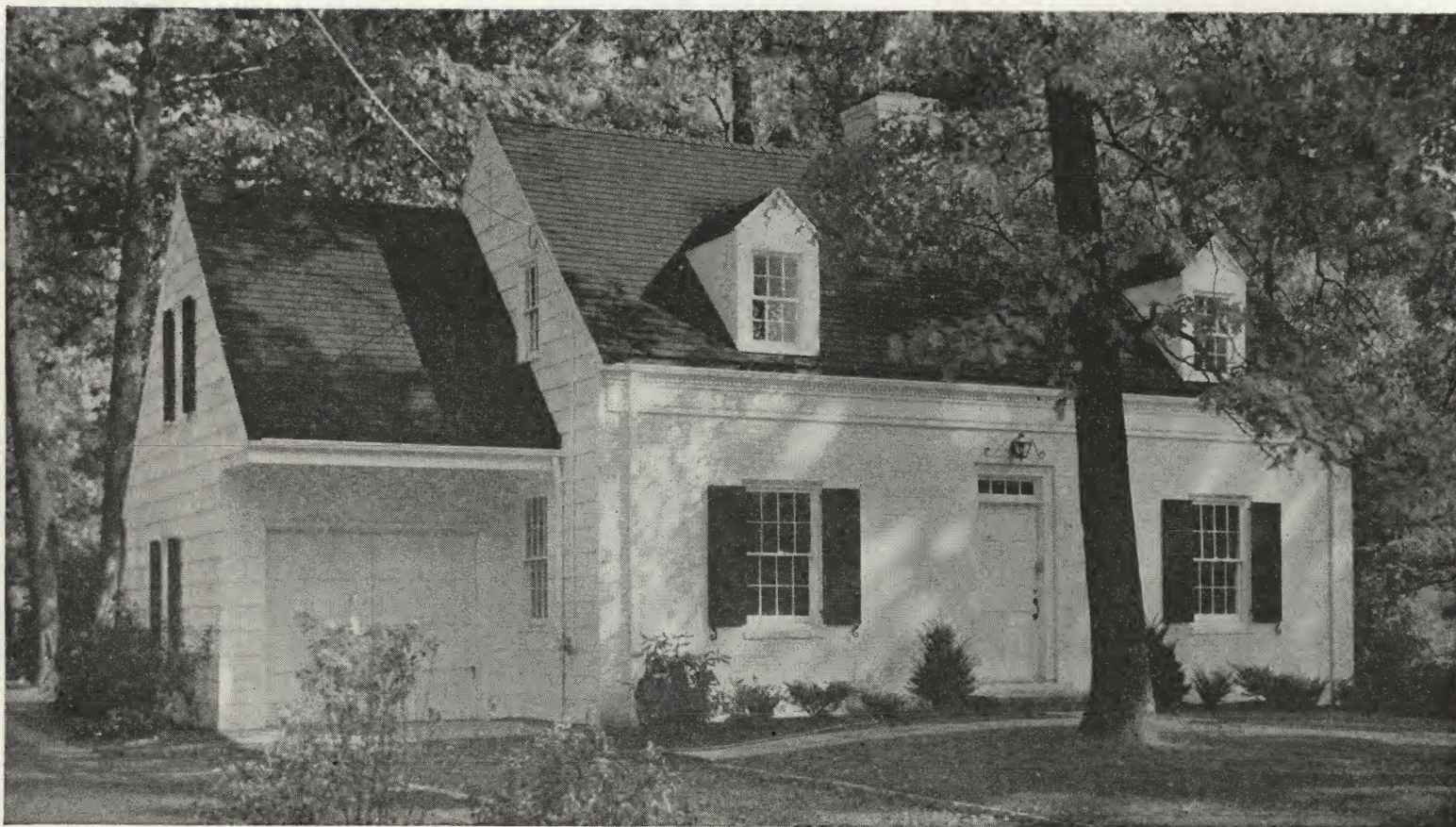
Again, the arrangement of the bedrooms and bathroom is excellent. The three rooms are connected by a corridor of their own in such a way as to remove the usual objections to first-floor bedrooms. The bathroom is located between the sleeping rooms and possesses the two most desirable of requisites, privacy and accessibility. It's also an easy room to keep warm, for it has a minimum of exterior wall exposure. One extra bedroom and bathroom are on the second story.

THE basement likewise is laid out efficiently. The heating room and its fuel bin are separated from the remainder of the space, which is divided between a well-

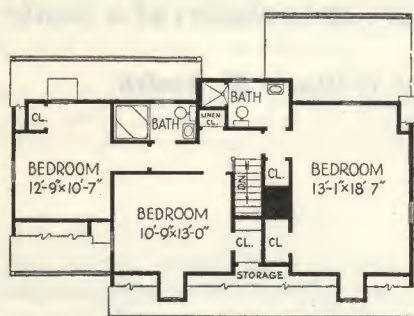
lighted laundry and drying room, and another large, pleasant room with a rough-brick fireplace, ideal for several different purposes, depending upon your choice. It would make an ideal study or recreation room. A small room is designed for fruit and vegetable storage.

● How much will it cost you to build this home in your own community? See introductory pages for information about the method of estimating it, and for explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*. A coupon for your convenience in ordering Lists of Materials will be found of the last page. It is approved by FHA.

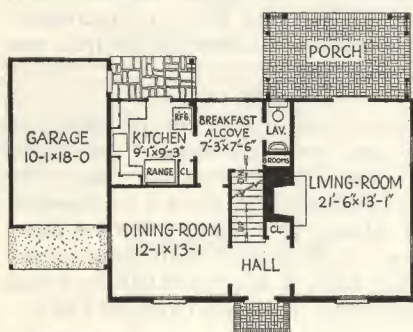




• Here's an ideal house for the middle-class American family, say the architects who planned it



Second Floor



First Floor

NOT SO long ago 13 New Jersey architects, long experienced in building homes, pooled their ideas to build homes the average middle-class family wants and needs. Here is their group effort.

It was designed to be built economically, for the architects knew that no matter how fine a house they might build, they would still have to compete with other builders on price.

Everyone agrees the modern house requires a garage. But how many realize that by *building over it*, larger rooms are obtained at slight additional cost? Here the chief designer and his cohorts have made use of both

Planned by 13 Architects

Chief Designer, Architect Kenneth W. Dulzell

garage footings and roof, thus pared costs.

The most efficient location for almost any kind of heating plant is a central one. It means, usually, more even distribution of heat thruout rooms and possibly more direct delivery of heat and conditioned air. By providing for an inside chimney here, a central location for the heating plant was possible.

There's really nothing unusual about the first-floor plan. The living room is plenty big for a small house; bigger than most. It's open on three sides. The porch, which overlooks the garden, is located at the end of the living room. There's an advantage in having the porch in the rear. For one thing, you get more privacy. Maybe Mrs. Zilch next door can still lean over the hedge and shout at you right in the middle of helping Ellery Queen solve a murder mystery, but, at that, it's better than leaving the porch on the side, particularly when the plot is small.

MAYBE you look at the plan and wonder why the breakfast room is separate from the kitchen. That was another bright idea with good reasoning back of it. Suppose you have school-age children. Suppose they want to study at night. Or suppose they *have* to study at night. Could you think of a more conven-

ient place than the breakfast room? In the breakfast room they're still close enough to keep an ear and eye on, but off where you and they can concentrate, too. A breakfast room in this location also comes in handy for midnight snacks for parents.

One thing on the second floor you'll like is the cross-ventilation of all three bedrooms, one of which is open on three sides.

As with all well-brought-up houses these days, this house is insulated, weatherstripped, and winter air-conditioned.

A BIT of construction detail which may be interesting is that trim is glued and splined and the doors dipped in a warp-preventing bath; kitchen cabinets are factory built and sprayed with lacquer finish; the kitchen is practically plated in linoleum—floors, counter-tops, and walls; all plumbing pipes are of red brass; flashings are copper; screen wire is all bronze; foundation is 13½ inches thick, and plastered on both sides with waterproof cement; sills are termite-proofed.

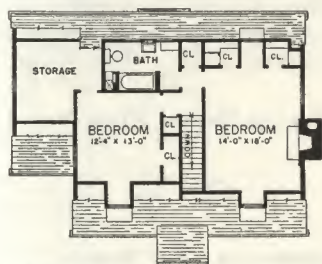
● See introductory pages for explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*, and convenient coupon for ordering Lists of Materials and working drawings on last page.

Better Homes & Gardens ★★★★★ Home Plan No. 1005

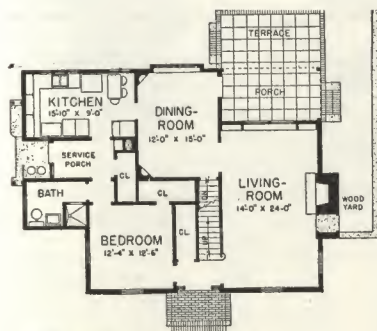


There's nothing tricky or experimental in this tasteful home. Yet the dormers, the little entrance porch with slightly arched beams, and the side lights flanking the door give the whole house a freshness of its own. Picture the color scheme—gray-shingled walls, dark gray roof, dark green shutters, and all set off by white trim and a black-capped chimney

Every Room Is a Corner Room



Second Floor



First Floor

**Designed by
Architect Melvin N. Garlough**

THIS house is rich with one of the most precious qualities a home can have—elasticity. Let's see how it works. In the summer you want a cool, open house, with cross-ventilation in each room, and lots of windows to let in breezes. You want a porch and shady terrace for cool eating and quiet afternoons. You have these things here. Instead of the four corners of a rectangular house or the five of an L-shaped house, you have six. Here every room is a corner room with at least two exposures.

In the winter you want a compactly built house, with a minimum of wall exposure, as easy to heat as the original Cape Cod house. You have that too, in this house. That's one way this house is flexible; it fits changing seasons and any region in the United States.

Equally important is the way it adapts itself to changing family needs. The downstairs bedroom, complete with its own bathroom and isolated from the rest of the house as it can be, is just the room for a son or daughter in high school or college. Or it's just as good as a combination study and guest room. And when there are overnight

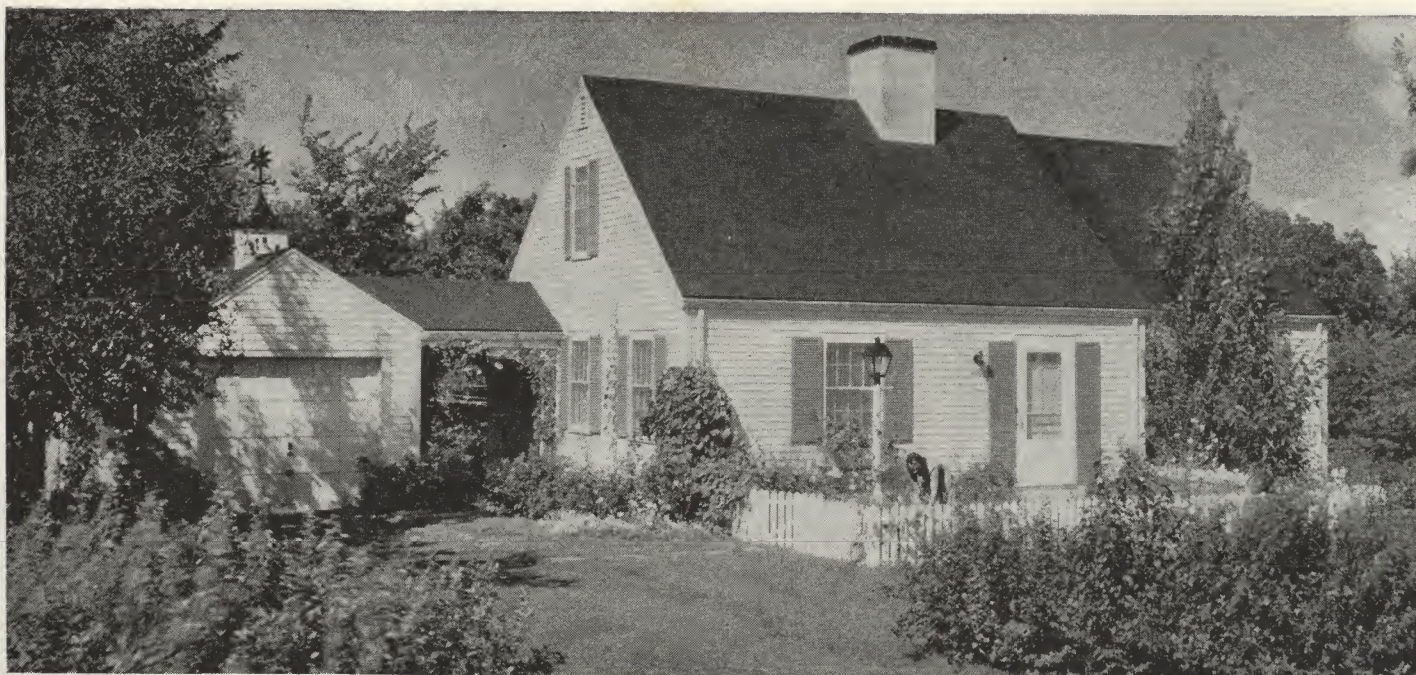
guests, the room becomes for the guests a little apartment all their own.

Or because the bathroom is so handy and because the room is so convenient to the kitchen, it's ideal for a nursery or maid's room. Or if there's an elderly person in the house who has trouble climbing stairs, or if someone comes down sick, it's an ideal room for them, too.

Now another thing that makes this house rich with livability is that there's a place to put things—nice big closets wherever you turn. And the kitchen is U-shaped, with both doors in one corner so there's no traffic getting in the homemaker's way. And note the space beneath the window for a breakfast table.

Basement stairs, when the house is built with a basement, descend from the service room.

● How much will it cost to build this house in your own community? See introductory pages for explanation of *Better Homes & Gardens* ★★★★★ *Home Plan Service*, and coupon for ordering List of Materials and working drawings on last page.



Tasteful lines help this home to live cordially with the gardened yard

A Cape Cod for Any Locality

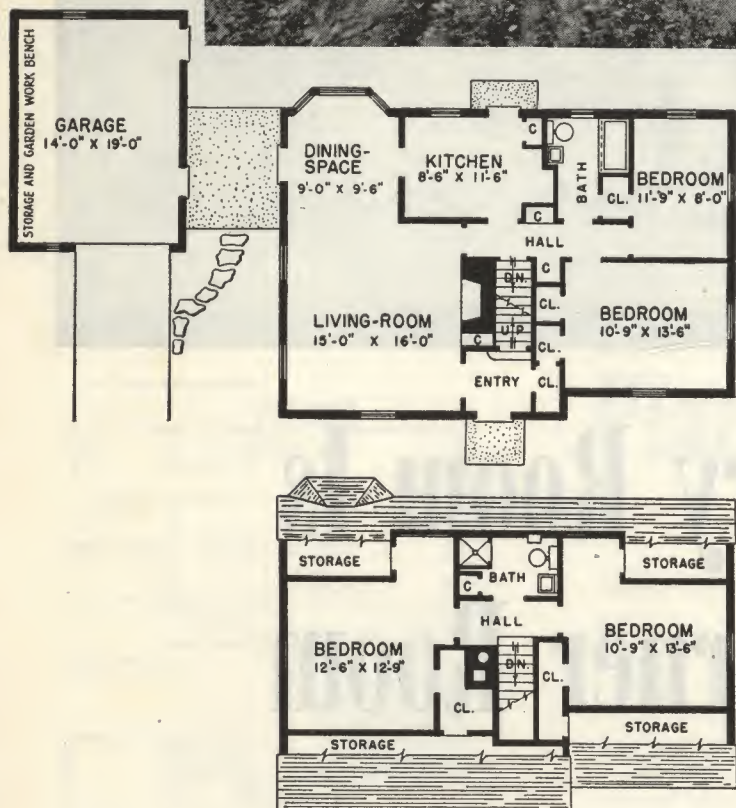
From a design by Royal Barry Wills

FROM the photograph, you'd guess that this inviting Cape Cod cottage is perched somewhere on the Atlantic's rugged New England coast. But it's not. It was built in the very heart of Iowa, where even lakes are a novel sight. Which is proof that any home can be "taught" to live anywhere and fit the spot if its plantings are planned right.

A chance glance wouldn't tell you that this house has four bedrooms, ten closets, and ample storage space. The secret lies in the carefully proportioned design; in the broken facade and roof line, husky chimney, narrow siding, and low eaves. Then the second-floor bay, invisible from the street, adds a lot of cubic footage.

Space given to the different functions of family living is nicely balanced. There are no grand bedrooms. The living room is comfortably conversational. There's no waste hall space, the house is compact and easy to use, clean, and keep up.

Better Homes & Gardens ★★★★★ Home Plan No. 1105



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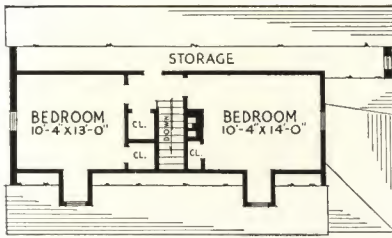
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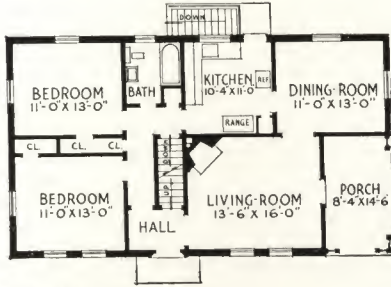
Boasts All Virtues

The home which fits the needs of the largest number of families is the five-room, one-floor-plan house at moderate cost. Here's that kind of home

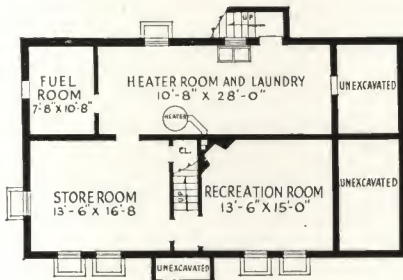
Designed by Architect Elliott Lea



Second Floor



First Floor



basement

↑
The plans for this home include working drawings for a two-car detached garage in harmony with the house

THIS charming home is economical to maintain, satisfying in its beauty, and commodious in its accommodations for the average-sized family. Tho with the lines of Cape Cod, it uses brick for outside walls, but it could be shingled or clapboarded true to type. Common brick, then, preferably of the sand-mold type; a shingled roof stained green or brown; green shutters; and snow-white window frames, exterior doors, cornice, porch posts, dormers, and gable ends is the color scheme.

The design adapts itself to all types of lots, and while at its best on a wide interior lot, could be turned for a narrow lot, placing the dining room and porch end to the street—this side is quite attractive, and affords a direct entrance to the living room. The central hall gives access to all parts of the house and soundproofs the sleeping portions

from the living portions of the house. The hall permits direct communication between all rooms, and it's possible to go from one room to any other without passing thru a third, with the exception of the dining room.

In the hall, too, are two linen closets, one of which could be adapted to a shower stall for the bathroom. The kitchen has the ever-convenient broom-and-sweeper closet. There are commodious accommodations in this home for entertaining and everyday living, and the second floor as well as the basement recreation room could be left to be finished at some time later than the actual building.

Better Homes & Gardens

★★★★★ Home Plan No. 705

↓
This modified Cape Cod cottage is comfortable, satisfying in its beauty, very easy and economical to maintain. It's a perfect design for the averaged-sized family, commodious for both living and entertaining





Richard Averill Smith

A house has length, breadth, and height. It is built of lumber, brick, stone, stucco, or combinations of fabric. It contains given quantities of inanimate material, combined skillfully to provide what is wanted for comfort, shelter, and subsistence. Three dimensions encompass its specifications.

A home has four dimensions—length, breadth, height, and *sentiment*. That is the difference between a house and a home. The fourth dimension, sentiment, is what generates fascination in home-building.

Sentiment is expressed in beauty, in the gracious adornment of a garden, in traditions of building, in the human touches that show that the house is to be lived in by a real family.

The architect has woven romance from humanity's growth into and among the very bricks, stones, and shingles. He has caught the elusive charms of a conical treetop or the ridge of a mountain or the arching forest branches, or the curves of quiet valleys, and combined them in a work of art which means tranquility, peace, contentment.

All this being true, how important it is that the structure of the home be sound, the architectural lines beautiful, the interior attractive and livable! It pays to have the best construction, architecture, equipment and furnishings—not only in the spiritual satisfaction but in actual dollars and cents.